

# Sunray

4 Coney Close, East Wittering, Chichester, West Sussex



BNP PARIBAS GROUP

## An appealing coastal lifestyle and modern single storey design in a tucked away position

With bright, airy and versatile accommodation, this neatly presented property offers the perfect seaside home. Ideally suited as a tranquil family dwelling, a retirement retreat, or a second-home escape away from 21st century hustle bustle. The sought-after village location provides excellent nearby amenities in addition to all the enticement of the shoreside setting.



**2 RECEPTION ROOMS**



**3 BEDROOMS**



**1 BATHROOM**



**GARAGE/  
OUTBUILDING**



**GARDENS**



**FREEHOLD**



**VILLAGE**



**1,534 SQ FT**



**£725,000  
GUIDE PRICE**



### The property

Sunray sits in a peaceful, residential cul-de-sac, with a backdrop of East Wittering beach where vistas over The Solent can be enjoyed. Picture-windows ensure a living environment filled with natural light and the fresh, neutral décor throughout this comfortable home creates a calming, uncomplicated ambience for a relaxed lifestyle.

A glazed porch at the entrance offers a sunny welcome and spot to cast-off and store outdoor wear. The beautiful wood floor covering extends from the hallway and across the reception area providing practicality and appealing uncluttered cohesion. With its generous proportions, the triple-aspect sitting room offers a sociable setting with ample space to incorporate a dining zone. Painted ceiling beams provide architectural interest and a fire place with wood-burning stove offers an attractive focal point as well as a restful, warming quality. There are glass sliding doors from this reception room offering a seamless link to a south-west facing garden terrace for that sought-after advantage of indoor/outdoor living.

In addition, a sun room can be accessed via the kitchen and provides an alternative area for dining and relaxed down-time, with French doors to the outside. Fitted with modern, wall and base level cabinetry, the kitchen is neatly arranged and benefits from the abundance of light flooding the adjoining sun room.

Sunray currently presents with three bedrooms, all of which have fitted wardrobe storage and the principal room benefits from an en suite cloakroom facility. The smaller of the bedrooms could provide options for use as an office for home-workers, adding to the versatility of the accommodation on offer. Completing the picture is a shower room which is smartly presented with contemporary fixtures.











## Outside

Five-bar timber gates mark the entrance onto the paved driveway which provides parking for vehicles and boats and leads to the garage and an electric vehicle charge point. There is an area laid to lawn with planted beds creating an appealing frontage to the home. Wrap-around gardens to the rear include paved settings ensuring a choice of sunny spots to sit and relax throughout the day. The grassed areas are framed by borders at the boundaries which are filled with mature shrubs and perennial plants and a timber shed allows storage of beach and garden paraphernalia. This outdoor sanctuary, which is not overlooked, offers the perfect space for secure children's play, seating areas to relax, dine and entertain, as well as a tranquil niche for evening drinks as the sun sets.

## Location

The property is situated in a quiet residential cul-de-sac in East Wittering, within a stone's throw of the village centre and the nearby beach. East Wittering offers everyday amenities, including an old

fashioned selection of independent shops, cafés, restaurants, two retail supermarkets, two chemists, a medical centre, a pub and a primary school. Fresh fish is available at the fisherman's hut on the beach. The neighbouring village of West Wittering just 1.4 miles away is renowned for its stunning sandy beach, water sports and scenic coastal walks. The cathedral city of Chichester lies approximately eight miles to the north and provides an extensive range of shopping, leisure and cultural facilities including the renowned Festival Theatre, together with a selection of supermarkets. Schooling in the area includes East Wittering Primary School and West Wittering Parochial Primary School, with secondary education available in Chichester, including the highly regarded Bishop Luffa School.

Transport links are convenient, with the A27 providing access along the south coast and to the A3(M), while mainline rail services from Chichester offer direct connections to London Victoria and London Waterloo (from approximately 90 minutes).



## Distances

East Wittering 0.3 miles  
West Wittering 1.4 miles  
Chichester city centre 7.6 miles  
Selsey 8.6 miles

## Nearby Stations

- Chichester

## Key Locations

- Itchenor Sailing Club
- West Wittering Beach
- Chichester Marina
- Chichester Yacht Club
- Birdham Pool
- Chichester Festival Theatre
- Chichester Cathedral
- The Goodwood Estate
- South Downs National Park

## Nearby Schools

- East Wittering Primary School
- Birdham CofE Primary School
- West Wittering CofE School
- Bosham Primary School
- Bishop Luffa School
- The Prebendal School
- Westbourne House
- Portsmouth Grammar School





Ground Floor

The position & size of doors, windows, appliances and other features are approximate only.  
 © ehouse. Unauthorised reproduction prohibited. Drawing ref. dia/8679338/SLU

### Floorplans

Main House internal area 1,283 sq ft (119 sq m)  
 Garage internal area 203 sq ft (19 sq m)  
 Shed internal area 48 sq ft (4 sq m)  
 Total internal area 1,534 ft (143 sq m)  
 For identification purposes only.

### Directions

PO20 8BX

what3words: ///songbook.loved.urgent takes you to the drive

### General

**Local Authority:** Chichester District Council  
**Services:** Mains gas, electricity, water and drainage  
**Mobile and Broadband checker:** Information can be found here <https://checker.ofcom.org.uk/en-gb/>  
**Council Tax:** Band E  
**EPC Rating:** C  
**Tenure:** Freehold

### Strutt & Parker Chichester

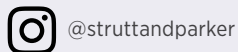
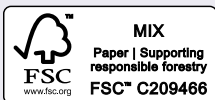
31 North Street, Chichester PO19 1LY  
**01243 832600**

chichester@struttandparker.com  
 struttandparker.com

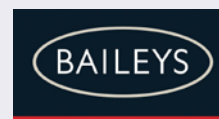
### Baileys, East Wittering

17 Shore Road, Wast Wittering PO20 8DY  
**01243 672217**

freddie@baileys.uk.com  
 baileys.uk.com



Over 50 offices across England and Scotland, including Prime Central London



For the finer things in property.



**IMPORTANT NOTICE:** Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Photographs taken March 2026. Particulars prepared March 2026. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited