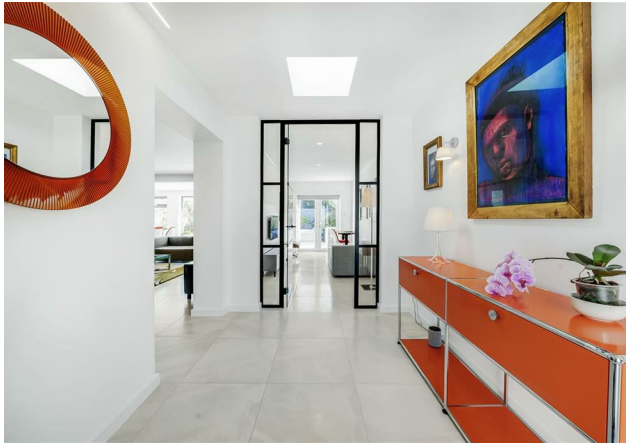




Guide Price £965,000
21 Southcote Avenue, West Wittering, West Sussex PO20 8EY





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Situated within a short walk from the beach, in a popular and sought after location on the west side of the village in the Parish of West Wittering, this is an exceptional opportunity to acquire a contemporary, extended, fully refurbished and extremely well presented home, arranged over two floors with a truly spacious interior in excess of 2,200 sqft. within a short walk of the shops.

Central to the whole design is the open plan kitchen/dining/sitting room with natural light from the bi-fold doors over looking the private and landscaped rear garden.

Upon entering the property there is a main hallway area with a separate reception room bedroom 4 which is currently being used a study. Fronting the property is the principal bedroom with built in wardrobes and a spacious en-suite shower/wet room and completing the ground floor layout, is a separate bathroom and utility room with door to outside.

The first floor accommodation is approached via a contemporary oak and glass staircase leading to a landing area with two separate double bedrooms with eaves storage and a contemporary suite of shower room, wc and wash basin.

The outside space with evening/night time lighting has been hard landscaped with a good sized driveway providing ample off road parking and secured side access with outside wetsuit store and EV charging point.

The rear garden is private, sheltered and fully enclosed and designed to be low maintenance, with limestone paving and raised planter borders including mature olive trees, providing perfect venue for inside/out entertaining and dining. There is side access with outside wetsuit storage area and shed.

Viewing is highly recommended.

Agents note:

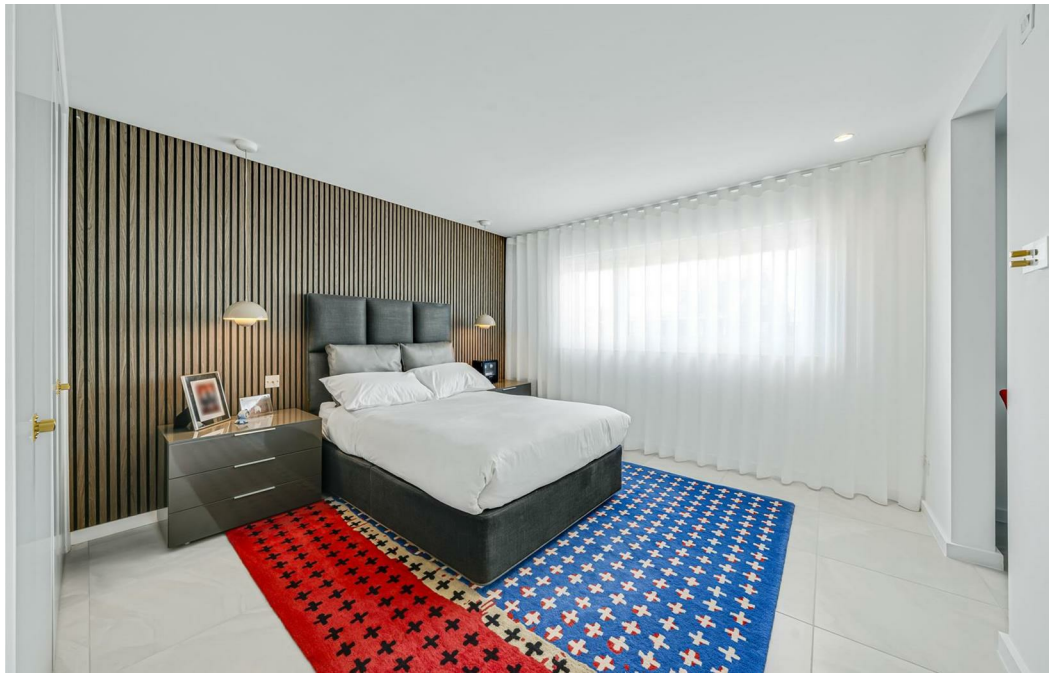
This property is so deceptive from outside and really needs to be viewed to fully appreciate how much space the owners have created. The attention to detail both with the design, materials and finishes is exemplary and in our opinion this home would make a superb second home or principal owners residence with nothing to do but move in and enjoy.

Viewing by appointment with Baileys.











Approximate Gross Internal Area = 174.9 sq m / 1882 sq ft
(Excluding Reduced Headroom / Eaves)
Reduced Headroom = 32.3 sq m / 348 sq ft
Total = 207.2 sq m / 2230 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Working in co-operation with the owners we have tried to be accurate and informative in the presentation of our property details. Baileys would advise that no representations or warranties are made or given in respect of the condition of any items mentioned in the Sales Particulars. If however, you are not sure about a particular point please contact us to verify the information. This is especially important if viewing the property involves travelling some distance.