



Guide Price £625,000

Bluebell Cottage, Briar Avenue, West Wittering, West Sussex, PO20 8PX







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A well presented and extended 4 bedroom detached home, situated in a semi rural location on the edge of East Wittering village within the Parish of West Wittering. The deceptive, family sized accommodation includes a superb open plan kitchen/lounge/dining room, overlooking the south facing terrace and secluded rear garden. Other features include a bespoke kitchen, home office and a spacious utility room. The property is located within a private lane and is within a short walk of the Thatched Tavern public house. Viewing highly recommended.

Entrance Hall

Kitchen/Dining/Living Room

Sitting Room

Shower/Cloakroom

Ground Floor Bedroom 3

Ground Floor Bedroom 4

Utility Room

First Floor

Master Bedroom 1

Bedroom 2

Bathroom

Home Office

Front & Rear Gardens

Viewing

By appointment with Baileys









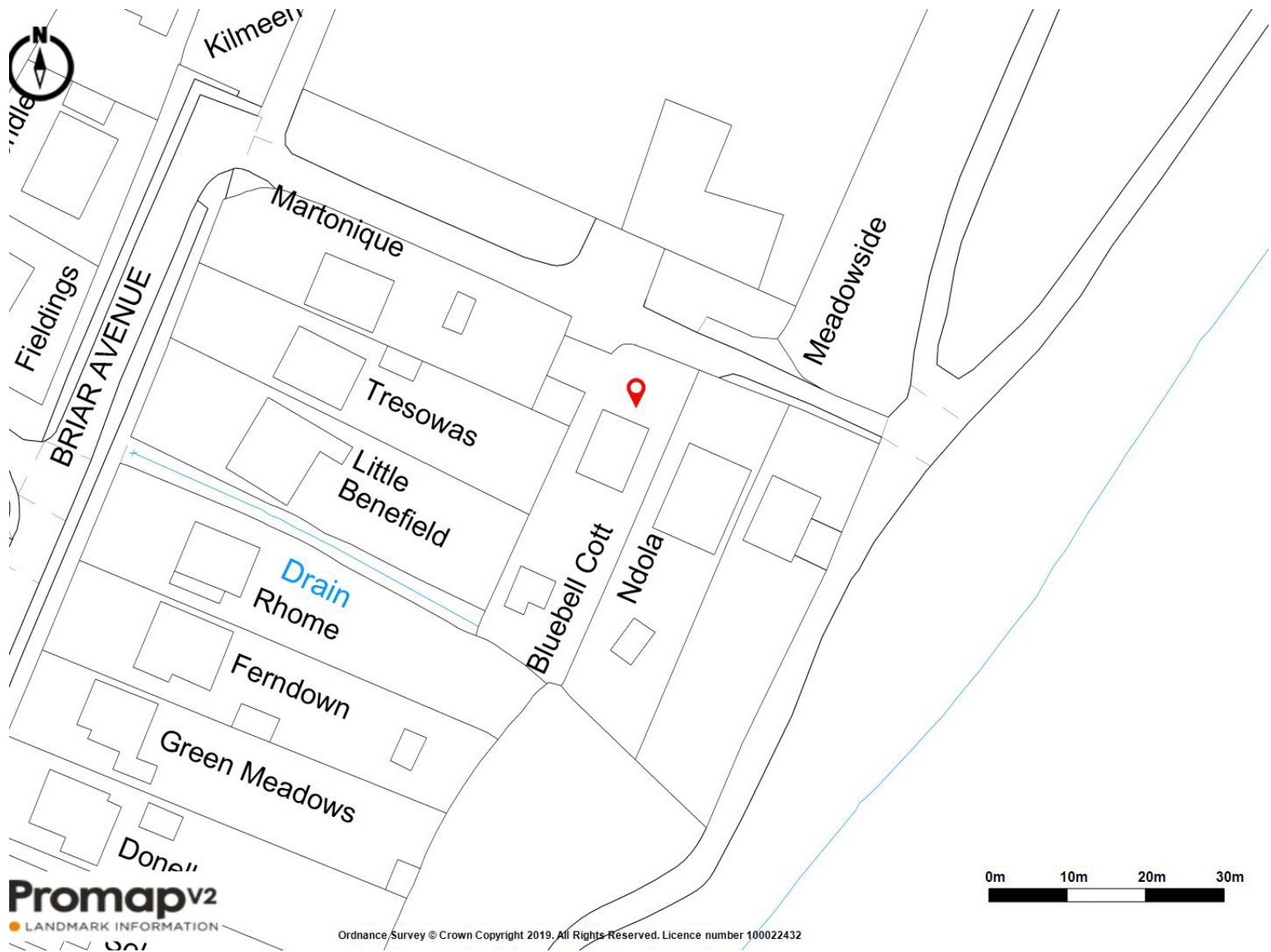

















Promap v2  
LANDMARK INFORMATION

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## NEAREST

-  SHOPS 0.7 miles
-  SCHOOL 0.6 miles
-  BEACH 0.9 miles
-  BUSES 0.6 miles
-  TRAINS 7.0 miles



# Briar Avenue, West Wittering, PO20

APPROXIMATE GROSS INTERNAL AREA = 2205 SQ FT / 204.9 SQ M  
(EXCLUDING VOID)



**GROUND FLOOR**

**FIRST FLOOR**

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. (ID539128)

Produced for Baileys Estate Agents

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.

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