



Price Guide £695,000

Beaumont Rookwood Road, West Wittering, Nr. Chichester, PO20 8LT





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A substantial four bedroom, detached house of approx. 1461 sq ft (135.7sqm) situated in a small private close of just three properties right in the centre of picturesque West Wittering village with the village pub just around the corner and Snow Hill Creek and the blue flag beach both with 0.75 mile. Offering the advantage of having immediate vacant possession and no onward chain the property has been updated with a brand new kitchen, new carpets to the majority of the rooms and all wiring updated with a new EICR.

The accommodation has two separate reception rooms, a large kitchen/breakfast room and two bathrooms, three of the bedrooms have built in wardrobes.

Virtual Viewing Link: <https://my.matterport.com/show/?m=4Ce9U35tzPg>

Entrance Hall: Wood flooring. Walk in storage cupboard. Stairs to first floor with half landing and cupboard under. Radiator.

Cloakroom: W.C. and pedestal wash basin. Radiator.

Through Living Room: Feature gas fire in marble surround. Two radiators. Double doors into Conservatory.

Conservatory: Upvc framed, double glazed structure with double doors leading on to the rear garden.

Dining Room: Wooden flooring. Radiator.

Kitchen/Breakfast Room: Comprehensive range of newly fitted wall and floor units with 'Bosch' ceramic hob and 'Bosch' built in oven with cooker hood/extractor over. Integrated 'Lamona' dish washer

and 'Hoover' washing machine. Wall cupboard with new 'Alpha' wall mounted gas fired boiler for central heating and hot water. The kitchen has been re-wired. Door to the side access.

Landing: Access to loft area. Airing cupboard.

Principal Bedroom: Two double built in wardrobe cupboards

En-Suite Bathroom: Tiled walls. Panelled bath with mains shower over and shower screen. Vanity unit, bidet and W.C. Radiator.

Bedroom Two: Built in double wardrobe.

Bedroom Three: Built in double wardrobe.

Bedroom Four:

Family Bathroom: Tiled walls. Panelled bath with mains shower over and shower screen. Pedestal wash hand basin and W.C. Radiator.

Outside: The front garden has a small lawn area with pretty borders enclosed with an attractive brick wall. The rear garden is laid to lawn with trees and established shrub borders. Paved paths and concrete base suitable for a new chalet/office.

Double Garage: With two separate up and over doors. The garage has been newly re-wired with new circuit board. The communal drive entrance is laid with brick. quions.

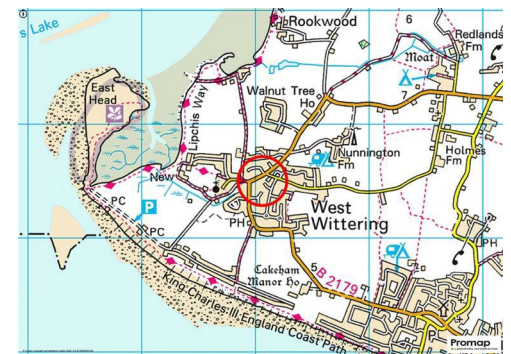
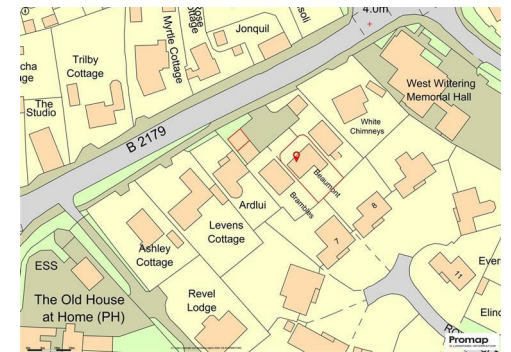
Note: The driveway is owned by Beaumont but with maintenance shared between the three properties in the close.











# Beaumont, Rookwood Road, PO20 8LT

APPROXIMATE GROSS INTERNAL AREA = 1461 SQ FT / 135.7 SQ M

DOUBLE GARAGE = 285 SQ FT / 26.5 SQ M

TOTAL = 1746 SQ FT / 162.2 SQ M



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. (ID1313187)

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