



Price Guide £1,750,000
4 Tamarisk Walk, East Wittering, West Sussex PO20 8DQ





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A detached seafront property with panoramic sea views from the first floor toward Bracklesham Bay and across The Solent to the Isle of Wight.

For sale with no forward chain, the property, which presently comprises 2146 sq ft (199.4 sq m) has the benefit of planning permission ref: 21/00996/DOM to extend and remodel the existing layout to provide bedrooms to ground floor and a stunning, open plan Living/Kitchen/Dining space to the first floor with a deep, full width south facing balcony overlooking the sea (CGI image on page 5)

With sea views, ample off road parking, garaging and direct access from the mature and established garden onto the beach, this beach side residence is ideal as full time or spacious holiday home with nearby local facilities including shops, cafes, pub and restaurants.

Virtual Viewing Video: <https://my.matterport.com/show/?m=hDb56ZsgPR7>

ENTRANCE HALL: Front door leading to spacious entrance hall. Cloaks cupboard. Stairs with half landing to first floor with cupboard under.

SITTING ROOM: (E, S and W) With French windows opening onto the south facing paved terrace and garden.

KITCHEN/BREAKFAST ROOM: (S) Floor and wall mounted cupboards with fitted worktops and inset sink/mixer tap. Space for dishwasher, built in eye level double electric Hotpoint oven and freezer. AEG hob with AEG extractor above. Tiled flooring, part tiled walls. Double doors to terrace and garden. Archway to utility room.

UTILITY ROOM: (W) Space and plumbing for washing machine. Door to side pedestrian access. Wall mounted 'Vaillant' gas fired boiler. Built in cupboards including refrigerator and tiled floor.

STUDY: (N)

BEDROOM FIVE: (N) Wardrobe cupboard.

SHOWER/CLOAKROOM: (W) Shower, wc, bidet and wash basin. Linen cupboard and tiled floor.

FIRST FLOOR LANDING: (E) Airing cupboard. Double doors leading into Living Room/Bedroom 1

LIVING ROOM/BEDROOM ONE: (S, E and W) A triple aspect room with panoramic views over the beach and coastline. Fireplace feature with part shelved walls.

BEDROOM TWO: (S) With view toward the beach and coastline. Wardrobe cupboards and door to en-suite bathroom.

EN-SUITE BATHROOM: (W) comprising a bath, wc, bidet and corner wash basin.

BEDROOM THREE: (N) Wardrobe cupboard.

BEDROOM FOUR: (N) Wardrobe cupboard.

FAMILY BATHROOM: (N) Bath, wc, bidet and wash basin.

OUTSIDE: The property has an ample gravelled off road parking area with a detached double garage.

DOUBLE DETACHED GARAGE: up and over door to front with pedestrian rear door.

GARDEN: Comprises a paved terrace area adjoining the rear of the property with side pedestrian access to both sides. The garden perimeter is walled, with lawned areas and mature shrub borders, providing seclusion and shelter with a pedestrian gate leading onto the beach.

VIEWING: Please contact us to arrange an accompanied appointment.





Approved Planning Permission
Ref: 21/00996/DOM





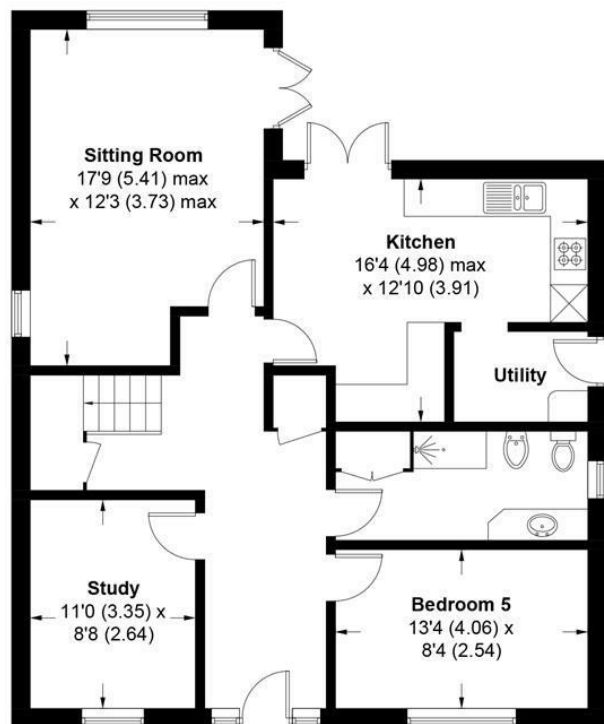


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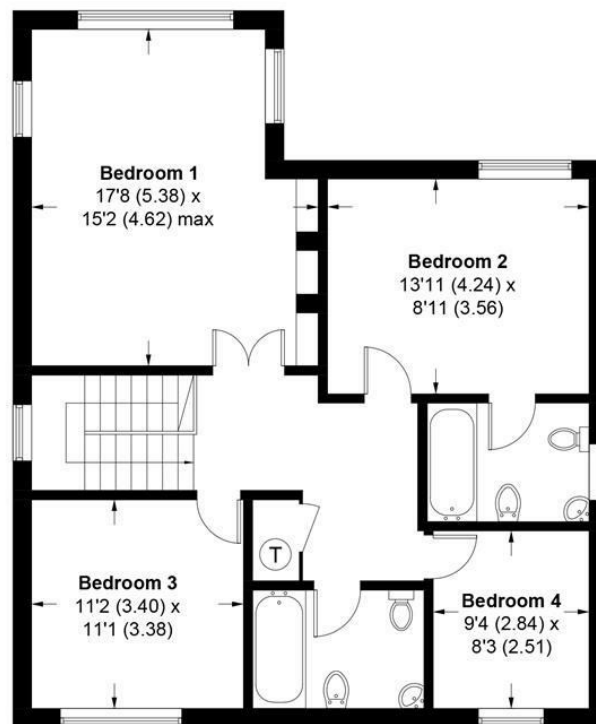
APPROXIMATE GROSS INTERNAL AREA = 1838 SQ FT / 170.8 SQ M

GARAGE = 308 SQ FT / 28.6 SQ M

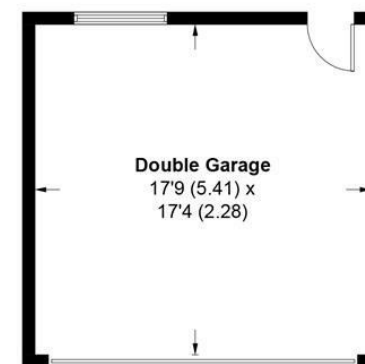
TOTAL = 2146 SQ FT / 199.4 SQ M



GROUND FLOOR



FIRST FLOOR



(Not Shown In Actual Location / Orientation)

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. (ID810538)

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