



Price Guide £2,250,000

'Manderley', 28 Marine Drive West, West Wittering, West Sussex PO20 8HH







3



4



3



C



F

Within only 60m of the beach, a spacious, four bedroom, detached house situated in this highly sought after private road backing onto fields. With views to the sea and also to Goodwood and The South Downs at the rear, the property stand in a plot of approx. 0.25 acre with large established gardens measuring 130' deep.

<https://my.matterport.com/show/?m=tADbnRxd5ki>

Entrance Hall: (E) Wooden floor. Storage cupboard. Door to sun room.

Enclosed Front Lobby: (S) Brick floor.

L Shaped Living/Dining Room: (S and W) Wood burning stove in fire surround. Wooden floor. Stairs to first floor with cupboard under.

Inner Hall: Quarry tiled floor.

Family Room: (E and N) View over the rear garden.

Shower Room: (N) Glass shower cubicle with mains unit, wash hand basin on stand and W.C. Ceramic tiled floor. Ladder style towel rail.

Kitchen/Breakfast Room: (N) Range of cream coloured wall and floor units with wooden worktops and 1 i/2 bowl inset ceramic sink unit. Built in oven with ceramic hob over and integrated dish washer. Space for fridge.

Side Lobby: (S) With feature vaulted ceiling, Brick floor. Built in drawer unit. Three walk in storage cupboards with stripped pine doors. Door to garden.

Utility Room: (N) Single drainer, stainless sink unit with wall storage cupboards over. Plumbing for washing machine.

Spacious Landing: (S) Door onto full width verandah with glass enclosure. Door to stairs with half landing and eaves storage leading to second floor.

Principal Bedroom: (S and W) Sea view. Built in shelves. Feature wrought iron fireplace. Door into En-Suite Bathroom.

En-Suite Bathroom: (N) View over the fields to The Downs. Panelled bath with mains shower over and glass panel. w.c. and vanity unit. Mirror fronted storage cupboard. Chrome, ladder style towel rail.

Bedroom Two: (S) Built in wardrobe cupboard.

Bedroom Three: (N) Built in wardrobe cupboard. Built in shelves.

Second Floor:

Bedroom Four: (S) Sea views. Velux window. Under eaves storage space.

Outside: Large, established rear garden backing on to farmland with lawn. mature shrubs and trees. Raised deck area. Block constructed open storage shed.

Brick laid drive with parking for several vehicles leading to a Double Length Garage with Work Shop area at the rear.

Viewing: Strictly by appointment with the office please 01243 672217.



















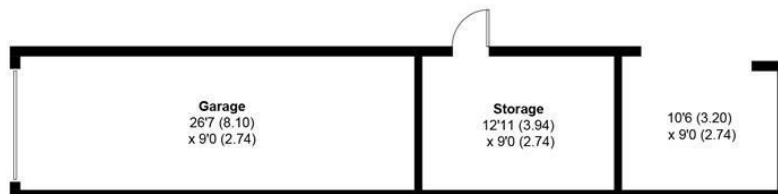


# Mandalay, 28, Marine Drive West , PO20 8HH

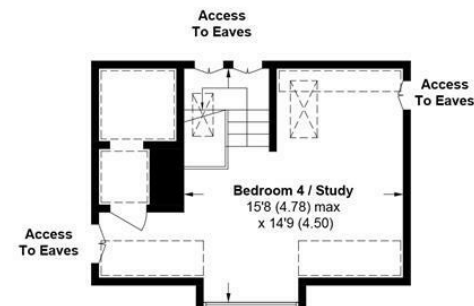
APPROXIMATE GROSS INTERNAL AREA = 2369 SQ FT / 220.1 SQ M

GARAGE / STORAGE = 455 SQ FT / 42.3 SQ M

TOTAL = 2824 SQ FT / 262.4 SQ M



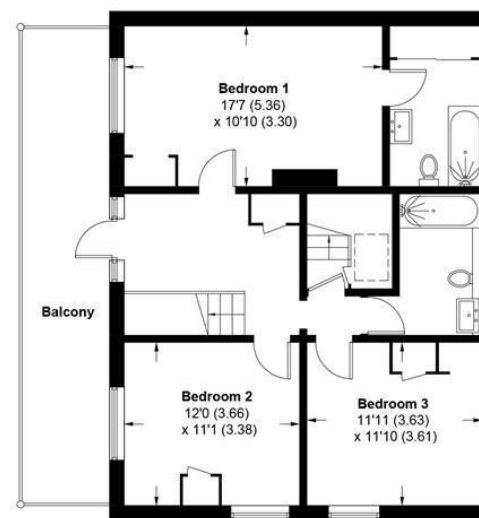
(NOT SHOWN IN ACTUAL LOCATION / ORIENTATION)



SECOND FLOOR



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. (ID799730)

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.