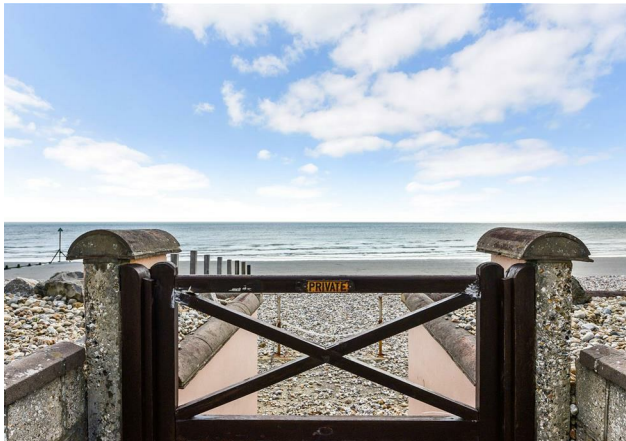




Price Guide £1,700,000

Cherry Croft, 47 Marine Drive West, West Wittering, Chichester, West Sussex PO20 8HH

BAILEYS



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Situated on the sea front in this highly desirable private road and with panoramic views along The Solent and across to the Isle of Wight. A detached, chalet style house built in the 1950's offering scope for either re-modelling or re-development sub, to p.p. The property has the additional benefit of having a private area directly adjacent to the beach which, in similar properties, has been used as a sun terrace or barbeque area.

Entrance Hall: Two built in store cupboards.

Kitchen: (N) Range of oak fronted wall and floor cupboards with inset sink unit. 'Zanussi' built in double oven, ceramic hob, plumbing for dish washer and space for fridge/freezer.

Through Sitting/Dining Room: (N and S) Open fire in stone surround and hearth. Sliding doors leading out to the front, south terrace. Serving hatch.

Family Room: (S) Tilt and slide door leading onto front, south facing terrace.

Principal Bedroom: (E) Built in wardrobe cupboard units with dresser and additional high level cupboards.

En-Suite Shower Room: (E) Tiled shower cubicle, w.c. and vanity unit. Built in linen cupboard.

Family Shower Room: (N) Tiled shower unit with main shower. w.c. and vanity unit.

Sep W.C: Low level w.c. (N)

Utility Room: (S) Picture window. Plumbing for washing machine and space for tumble dryer.

First Floor Landing: Access to loft. Cupboard with gas fired boiler.

Split Level Living Room: (E, S and W) Full width picture windows with stunning sea views along The Solent and across to the Isle of Wight. Under eaves storage access. Walk-in store Cupboard presently used as a bar area with small sink and space for fridge/freezer.

Bedroom Two: (W) Walk-in under eaves storage cupboard. Built in dressing and wardrobe.

Bedroom Three: (N)

Family Bathroom: (N) Panelled bath with shower/mixer, tiled shower cubicle, w.c. Fully tiled walls.

Outside:

Detached Garage with workshop area to the side.

Gardens: The front garden is partly laid to lawn with hedging and flower border and a paved path leading to the house. There is a large Concrete hard standing area creating additional Parking for at least five cars. The rear, seaward facing garden is laid as a terrace. with a hedge border and is enclosed with block/brick walls. Gate leading to Private Sea Wall.

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









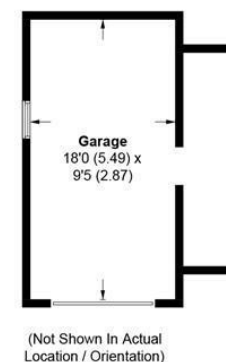
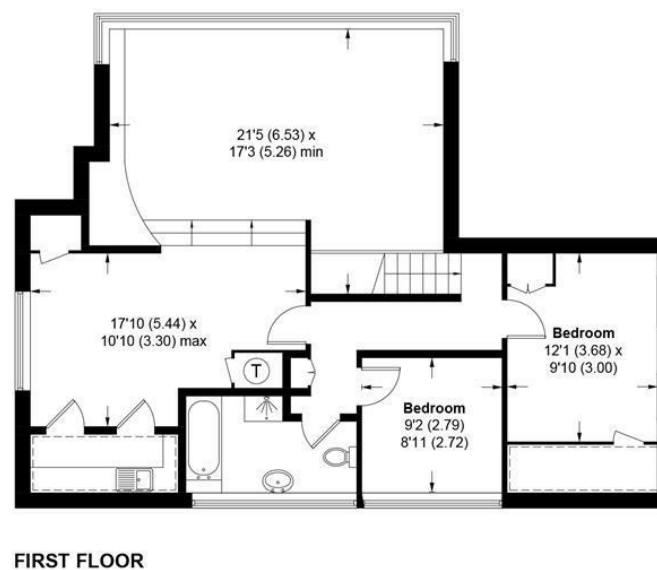


Cherry Croft, 47 Marine Drive West , PO20 8HH

APPROXIMATE GROSS INTERNAL AREA = 2115 SQ FT / 196.5 SQ M

GARAGE = 225 SQ FT / 20.9 SQ M

TOTAL = 2340 SQ FT / 217.4 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. (ID753831)

Produced for Baileys Estate Agents

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