



Offers In Excess Of £1,850,000
71 Marine Drive, West Wittering, Nr Chichester, West Sussex PO20 8HQ





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Situated directly on the sea front overlooking the beach and with panoramic sea views across The Solent to The Nab Tower, the Isle of Wight and also along to Portsmouth and the Millenium Tower in the west. This beautifully presented property is located in the highly desirable area to the west of East Wittering village and benefits from having a delightful, cottage style annex. There is no onward purchase so an early completion can be offered.

Virtual viewing link: <https://my.matterport.com/show/?m=VHkQPYKreC>

Entrance Hall: (N)

Superb open plan Living/Dining/Kitchen with sea views: (N and S)

Living Area: Feature raised and inset wood burning stove set with quartz hearth and mantle and log store beneath. Wide board, oak flooring. Stairs to the first floors with storage cupboard under. Down lighters. Double doors to side hall.

Dining Area: (S) Travertine tiled flooring with under floor heating and access through three sets of double doors to south facing terrace and the foreshore. Down lighters.

Kitchen Area: Fitted with a range of floor cupboards and drawers including a peninsular and open wall shelving. 1 1/2 bowl, inset, stainless steel sink unit. Gas hob with electric oven below and cooker hood over. Integrated 'AEG' dish washer. Space for fridge/freezer.

Side Hall: Travertine flooring. Single cupboard with space for freezer, two double built in storage cupboards. Door to side Covered Way and door into Shower Room.

Cloakroom: (N) Low level w.c and wash basin. Door into Shower Room.

Shower Room: Travertine flooring. Walk in shower with curved glass panel and mains shower unit. Cupboard with plumbing for washing machine.

Side Covered Way: Doors to both the front and rear of the property, presently used as a useful area for the storage of surf boards etc.

First Floor Landing: Linen cupboard and access to loft via ladder.

Principal Bedroom: A beautiful room with vaulted ceiling and amazing sea and beach views looking across The Solent to the Isle of Wight. Double doors leading onto a full width covered Sun Deck with glass balustrade, two blanket storage units.

Bedroom Two: (N) Built in storage/wardrobe unit..

Bedroom Three: (N) Built in storage/wardrobe unit.

Bathroom: Panelled bath with travertine tiled and mosaic surround. Wash hand basin set on a feature travertine tiled and mosaic unit. Feature wall mirror with travertine tiled and mosaic surround. Travertine tiled floor. Towel Rail.

Separate W.C: low level w.c. Travertine tiled floor.

The Annex: A delightful detached cottage style annex with bi-fold door.

Living Area with oak style flooring and ceiling down lighters.

Inner Hall:

Bedroom with two single built in beds.

Shower Room: Fully tiled walls with mains shower unit.

Separate W.C. Low level W.C.

Outside: The garden which is completely enclosed for privacy has been designed with very easy maintenance in mind and is fully decked with attractive raised flower and shrub beds. Part of the area is covered for storage and shelter.

Parking: There is off road parking for several vehicles.

Viewing: Strictly by appointment with the office 01243 672217.



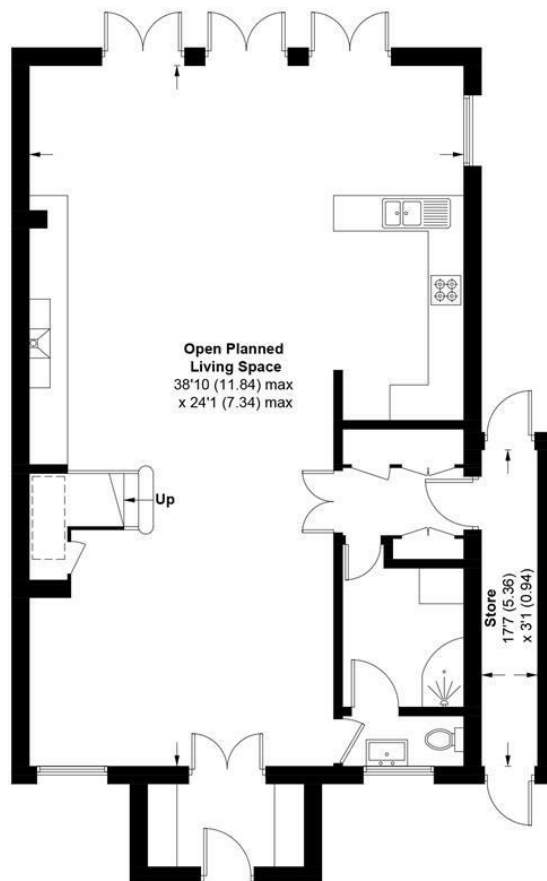




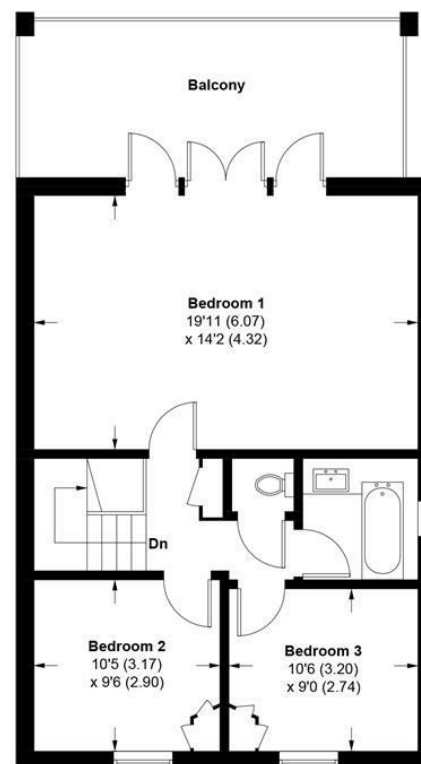




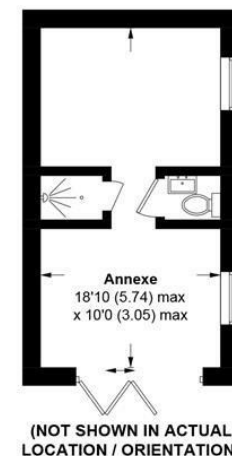
71, Marine Drive, PO20 8HG
APPROXIMATE GROSS INTERNAL AREA = 1732 SQ FT / 160.9 SQ M
ANNEXE = 193 SQ FT / 17.9 SQ M
TOTAL = 1925 SQ FT / 178.8 SQ M



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. (ID871894)

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