



Price Guide £875,000

48 Shore Road, East Wittering, Nr Chichester, West Sussex PO20 8DZ

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Built just 10 years ago, a pretty, cottage style house situated within only 100 m of both the village centre and beach. Offered in excellent order throughout, some of the many features include wide boarded oak flooring, underfloor heating to the ground floor, plantation shutters and a superb kitchen with all integrated appliances.

The property has the considerable advantage of being available with immediate vacant possession.

Virtual Viewing Link: <https://my.matterport.com/show/?m=6ofzpfrfgSd>

Entrance Hall: (E) Oak flooring. Carpeted stairs with feature lighting. Plantation shutters to the window.

Utility Room: (S) Range of cupboard units with large hot water storage tank, plumbing for washing machine and space for tumble dryer. 'Worcester' Wall mounted gas fired boiler. Door to outside.

Kitchen/Dining Room: (E and N)

Kitchen Area: (E) Comprehensive range of Floor and wall cupboard units with 1 1/2 inset sink set into 'Corian' work surfaces including peninsula unit with breakfast bar. 'Bosch' 5 burner gas hob with wok burner, 'Bosch' integrated cooker and microwave/combi oven. Ceiling extractor fan. Integrated fridge/freezer. Ceramic tiled floor with skirting lighting. Plantation window shutters.

Dining Area: (N) Wide boarded oak flooring. Airing cupboard. Plantation window shutters.

Sitting Room: (S and W) Feature vaulted ceiling with double doors leading into the enclosed west facing rear garden. Oak flooring.

Bedroom Three: (E) Plantation window shutters.

En-Suite Shower Room: Full width shower with fixed glass panel and mains shower unit. Wash hand basin with storage under and wall hung W.C. Ceramic tiled floor with part tiled walls. Heated chrome towel rail.

First Floor Landing: Skylight window.

Principal Bedroom: (E) Feature vaulted ceiling. French doors to glazed balcony with views towards the beach. Plantation window shutters. Access to eaves storage area.

En-Suite Shower Room: (W) Walk in wet room style shower with mains unit, wall hung wash basin and recessed W.C. Ceramic tiled floor with part tiled walls. Mirror light with 'No Touch' switch. Heated chrome towel rail.

Bedroom Two: (E) Double wardrobe. Built in storage cupboard. Plantation window shutters.

En-Suite Bathroom: (W) Panelled bath with mains shower over, glass shower screen. Wall hung wash hand basin and recessed W.C. Ceramic tiled floor with part tiled walls. Heated chrome towel rail.

Outside: Enclosed, easily maintained garden mainly laid to lawn with shrub borders. South and west facing deck area with led feature lighting. Outside water tap. Garden Store.

Brick laid drive to the front with parking for three cars. Access through double gates to a further paved secure parking area for boat/car. Outside water tap.

N.B. The contents, fixtures and fittings are available by separate negotiation which could be appealing if any purchaser is looking to carry out holiday rentals.

Viewing by appointment with the office 01243 672217.





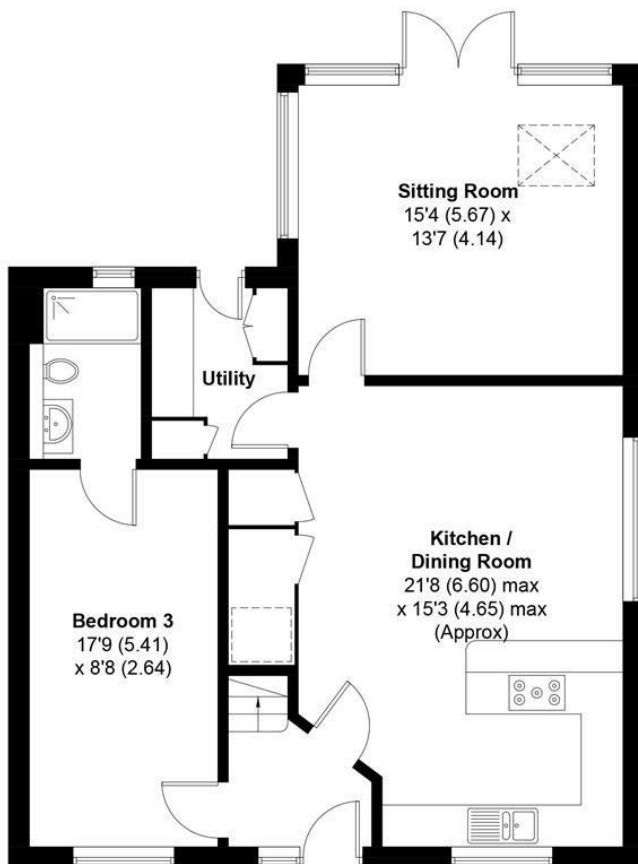




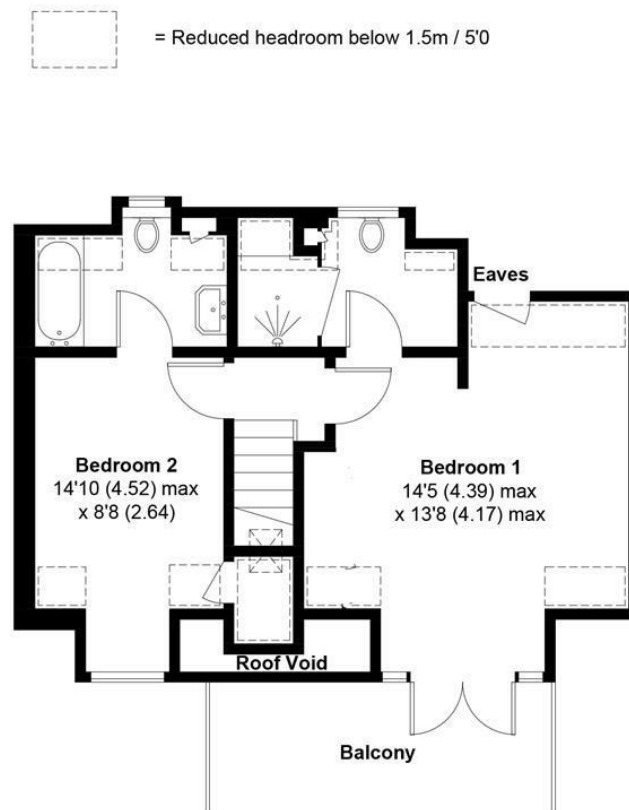


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APPROXIMATE GROSS INTERNAL AREA = 1396 SQ FT / 129.7 SQ M



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. (ID915691)

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