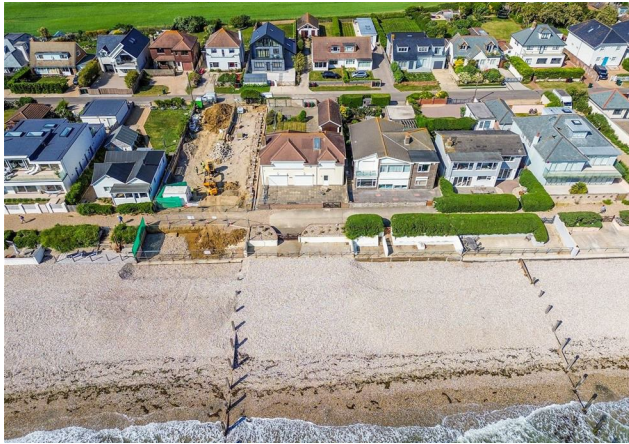




Price Guide £2,750,000

Resthaven, 45 Marine Drive West, West Wittering, West Sussex PO20 8HH





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Situated directly on the sea front in this extremely popular, private road. A large detached house of 2757 sq ft (256.1 sqm) with direct sea views across The Solent to the Isle of Wight and along to Portsmouth and The Spinnaker Tower. Built in the 1940's, 'Resthaven' offers a very spacious layout offering scope for re-modelling to create a superb property in this stunning location. The property is being sold with the benefit of vacant possession with no onward chain.

Virtual viewing link: <https://my.matterport.com/show/?m=35KSnrctV74>

Entrance Lobby:

Entrance Hall: Stairs to the first floor with storage cupboard under. Cloaks cupboard. Double doors leading into Sitting Room. 2 Wall light points.

Cloakroom: Wash hand basin and W.C.

Shower Room: mains shower unit.

Sitting/Dining Room: (S) Two sets of sliding doors leading out to the south facing terrace and access to the private beach area. Electrically operated storm shutters. Six wall light points.

Kitchen: Wide opening/Serving hatch to Dining area. Range of built in cupboards with tiled work tops including 'Beko' ceramic hob, built in 'Hotpoint' double oven, integrated fridge and integrated 'Zanussi' dish washer. Door to Garage and Study/workshop.

Bedroom Two: (N) Range of built in wardrobes. Two wall light points.

En-Suite Shower: Mains shower with glass screen, W.C. and vanity unit. Ceramic tiled walls.

Bedroom Three (N) Range of built in wardrobes. Two wall light points.

Spacious First Floor Landing: Access via loft ladder to the loft. Airing cupboard with hot tank and immersion heater. Access into a large, and very useful under eaves Storage Room.

Living Room: (S) Direct sea views across to the Nab Tower and the Isle of Wight and also westwards along The Solent to Portsmouth and the Spinnaker Tower. Electrically operated storm shutters.

Separate W.C: wash hand basin and low level W.C.

Principal Bedroom: (S) Direct sea views across The Solent to the Isle of Wight. Range of built in wardrobes. Two wall light points. Electrically operated storm shutter.

En-Suite Shower Room: (N) En-suite Shower: Main shower with glass screen, W.C. and vanity unit.

Kitchenette: (W) Range of built in cupboards with tiled work tops including 1 1/2 inset sink unit, ceramic hob, 'Zanussi' built in double oven and space for fridge and slim line dish washer.

Outside: The garden area on the sea side of the property has an enclosed full width paved terrace with a wide gate leading to a private sun bathing beach front area.

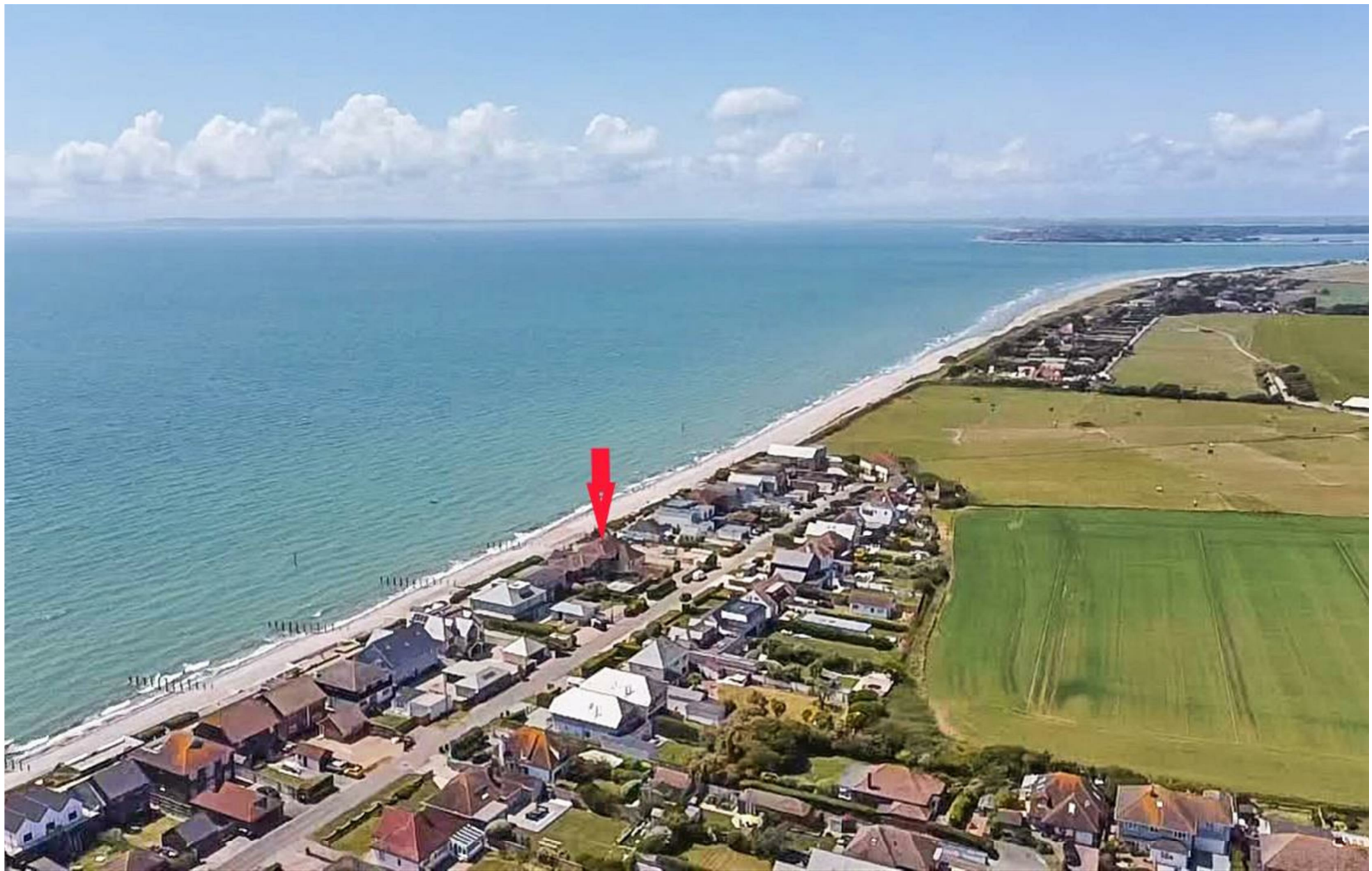
The front garden has a small lawn area and a hard standing/paved area providing parking for at least six cars.

Double length Detached, drive through Garage with electric roll over door, light, power point and double doors at the rear.

Viewing: By appointment with the office please. 01243 672217.









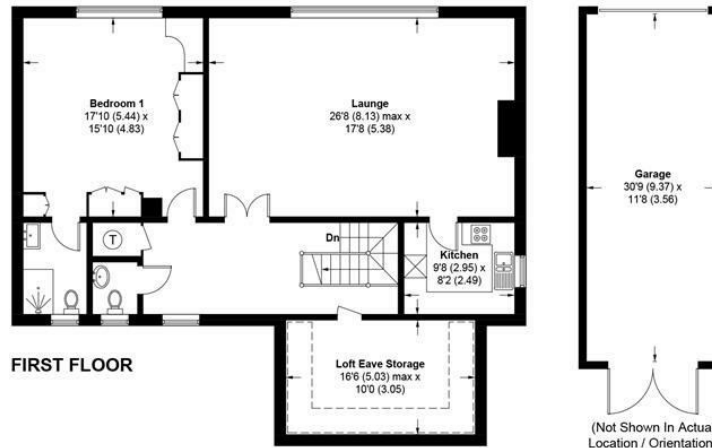


# Rest Haven,, 45 Marine Drive West, PO20 8HH

APPROXIMATE GROSS INTERNAL AREA = 2757 SQ FT / 256.1 SQ M

GARAGE = 356 SQ FT / 33.1 SQ M

TOTAL = 3113 SQ FT / 289.2 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. (ID980784)

**Produced for Baileys Estate Agents**

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