



Price Guide £895,000

Southview, Cakeham Road, West Wittering, Nr Chichester, West Sussex PO20 8EB





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A beautifully presented detached residence of 2261 sq ft offering a light and spacious interior with features including under floor heating to the ground floor, ceramic tiled flooring with part oak flooring, electric entrance gates, air conditioning to two bedrooms, some feature wood panelled walls, solid oak doors, gas fired central heating and uPVC framed double glazing. East Wittering village centre with its excellent variety of shops and cafe as well as the Health centre is within only 200m

Spacious Entrance Hall: (S) Bespoke built in storage unit.

Large open planned L shaped Living/Dining/Kitchen:

Living Room: (S) Wood panelled wall and oak flooring. Double doors leading to paved terrace and south facing front garden.

Dining Room: (N) Feature inset multi-fuel inset fire. Bi-fold doors leading onto paved terrace and garden.

Kitchen: (N) Comprehensive range of wall and floor units with oak worktops and breakfast bar dividing from dining area. Gas range with cooker hood over. Space for American style fridge. Under stairs storage cupboard.

Utility Room: (N) Range of built in floor cupboard units with inset sink. Plumbing for washing machine and space for tumble dryer. Cupboard with gas fired boiler. Inner hall leading to shower room and garage. Door to outside.

Shower Room: (E) Walk in shower with rain head, Wash hand basin and recessed W.C.

First Floor Landing: Access to loft. Cupboard with hot water tank having immersion heater.

Principal Bedroom: (S) Range of built in wardrobe cupboards along one wall. Air conditioning unit. Dressing Area.

En-Suite Bathroom: 'Egg' bath with handheld shower, walk in shower with sliding glass door and rain shower head. Wash hand basin on wooden unit. W.C. Chrome ladder towel rail.

Bedroom Two: (S) Access to under eaves area storage area.

Bedroom Three: (N) Access to under eaves storage area.

Bedroom Four: (S) Air conditioning unit.

Family Bathroom: (N) Panelled bath with hand held shower. Walk in, fully tiled shower with rain head and hand held attachment. Wash hand basin on oak topped storage unit. Built in shelves. Access to eaves. W.C. with recessed cistern. Chrome ladder style towel rail.

Outside:

Approached through electrically operated gates the front garden has a large drive area with parking for several vehicles. The lawn to the side has screen hedging and established shrubs. Brick setts pathway leading to the front door.

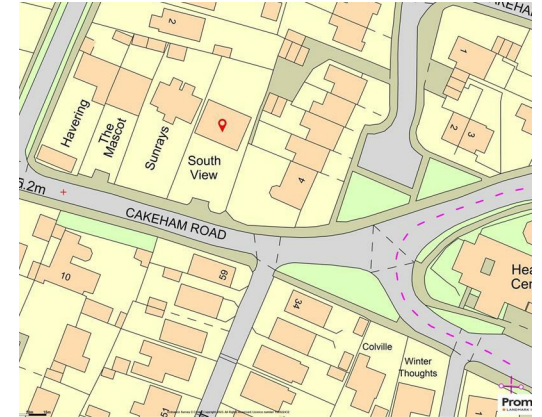
The enclosed rear garden is a particular feature of the property laid with an area of astroturf for easy maintenance. Paved terrace with foundations completed for a play room for which P.P. has been granted. Close boarded fencing to the boundaries and a raised wooded terrace.









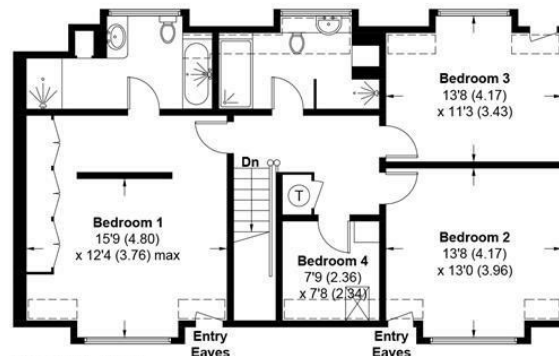


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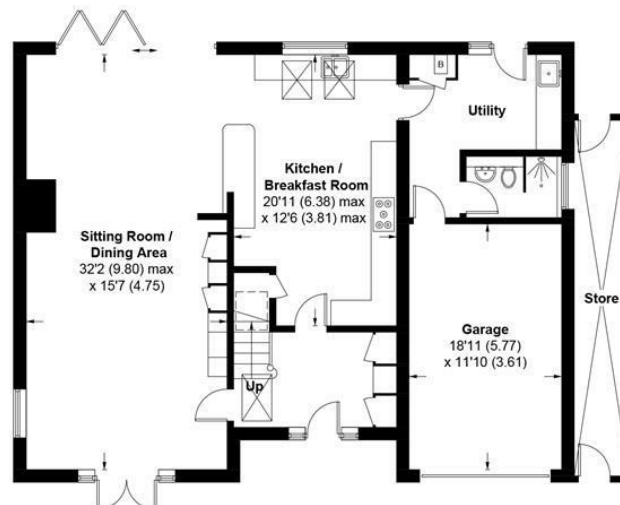
APPROXIMATE GROSS INTERNAL AREA = 2261 SQ FT / 210.1 SQ M
(INCLUDING GARAGE & EXCLUDING EXTERNAL STORE)

EXTERNAL STORE = 119 SQ FT / 11.1 SQ M

TOTAL = 2380 SQ FT / 221.2 SQ M



FIRST FLOOR



GROUND 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. (ID990224)

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