



Price Guide £1,700,000

'West Hale', 29 Marine Close, West Wittering, West Sussex PO20 8HG





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A rare opportunity to purchase a detached sea front property with huge potential to redevelop subject to planning permission. Situated directly overlooking the beach the property has fantastic panoramic views across to the Isle of Wight and Nab Tower and westwards right along the Solent to Portsmouth and The Spinnaker Rower.

Presently used as self-catering holiday accommodation, the property does now require some upgrading and has both Upvc framed double glazing and gas fired central heating.

The plot measures approximately 40.69m (133') deep, a road frontage of 12.47m (41') and a sea front width of 15.53m (51').

Entrance Lobby: Useful wall cupboard.

Cloakroom: With low flush WC, wash hand basin, part tiled walls, window, wall mounted 'Valiant' combination boiler.

Entrance Hall: Radiator.

Inner Hall/Playroom.

Kitchen: Range of units comprising one and a half bowl inset stainless steel sink unit with mixer taps. Space for dishwasher, washing machine and fridge/freezer. Built in oven with ceramic hob above. Further range of work surfaces with drawer and cupboards beneath. Larder. Four wall cupboards. Part tiled walls. Hatch to attic space. Spotlighting.

Sitting/Dining Room: A triple aspect room enjoying superb sea and coastal views towards the Isle of Wight and beyond,. Two radiators.

Sun Room/Family Room: Enjoying a splendid southerly aspect with

sea and coastal views, door to rear garden, radiator, spotlighting, door to:

Bedroom Three/Study: Door to:

Dressing Room:

Bedroom One: Range of built in wardrobe units with vanity unit/dressing table, radiator, two wall lights, polished wood flooring, radiator.

Bedroom Two.

Bathroom: White suite with panelled bath, fitted shower unit plus fitted glass shower screen, low flush WC, pedestal wash hand basin, radiator, window.

Outside.

Garage: Situated to the front of the property.

Garden: The garden is laid to lawn and runs down to the seafront with low brick/block walls.

EPC Rating: F

SERVICES: All mains are supplied.

COUNCIL TAX: E

Viewing: By appointment with the office, please.





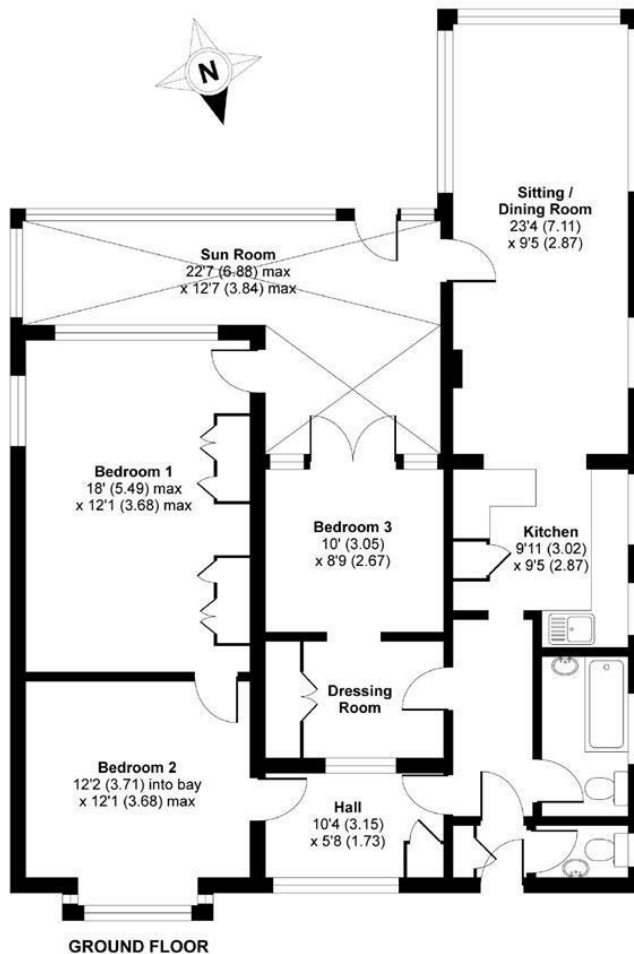






# 29, Marine Close, West Wittering, Chichester, PO20

APPROX. GROSS INTERNAL FLOOR AREA 1277 SQ FT 118.6 SQ METRES



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