



Price Guide £850,000

'Saltayre', 6 Charlmead, East Wittering, Nr Chichester, West Sussex PO20 8DN







2



4



2



E



E

Recently re-modeled and updated by the present owner, an individual, detached bungalow situated in a very popular location within only 150 m of the beach and 600 m of the village centre. The design offers a large open plan living area ideal for entertaining but also has the option for the individual areas to be separate if desired.

The spacious layout presently offers two bedrooms but this can easily be changed to four bedrooms if you wish by the addition of a couple of stud partition walls..

A particular attraction of the property are the established and well maintained gardens which extend to approx. 85' (26m) at the rear. In addition to the large garage there is parking for 7 vehicles.

Virtual Viewing link: <https://my.matterport.com/show/?m=3cp3j69LNZi>

Entrance Hall:

Study/Potential Bedroom Three: Presently used as a study but can be easily reinstated as a bedroom. Two built in cupboards.

Sitting Room: Feature glass, vaulted skylight. Double doors leading to the side terrace area with additional bi-fold doors leading out to the rear garden. Cast iron, wood burning stove.

Dining Room: Large glass skylight ceiling. Double doors leading out to the rear garden. Built in book/display shelves.

Kitchen: A comprehensive range of floor units with inset double bowl stainless steel sink. Red six door 'Aga' with electric oven with in addition a five ring gas hob over. Feature island unit with additional cupboard and drawer storage. Double, oak framed doors leading through to the Sitting Room.

Utility Room/W.C.: Double base cupboard unit with further unit

having a single drainer sink with space and plumbing for automatic washing machine. Walk-in storage cupboard. Low level W.C.

Principal Bedroom Suite with bathroom and dressing room.

Bedroom Area: Full width aspect. Double doors leading out to the drive. Built in book/display shelves.

En-Suite Bathroom: with an open arrangement comprising bath, walk-in glass shower cubicle with mains unit, low level W.C. and pedestal wash hand basin. Chrome ladder style towel rail.

Dressing Room/Potential Bedroom Four: Built in open hanging cupboards.

Bedroom Two.

Family Shower Room: Corner shower cubicle with mains shower unit, low level W.C. and wash hand basin. Chrome ladder style radiator.

Outside.

The rear garden extends to 85' (26m) in length and is attractively landscaped with a large lawn surrounded by mature, neatly trimmed shrubs, palm trees and a long flower border. Full width, partially raised deck terrace extending to 80 sq m. There is also a useful garden shed.

The front garden area is laid with a gravel drive providing parking for 7 to 8 vehicles and leads to a large garage.

Garage: Larger than is usual with an electric roll over door, light, power and double doors leading into the rear garden.

Viewing: By appointment with the office please.















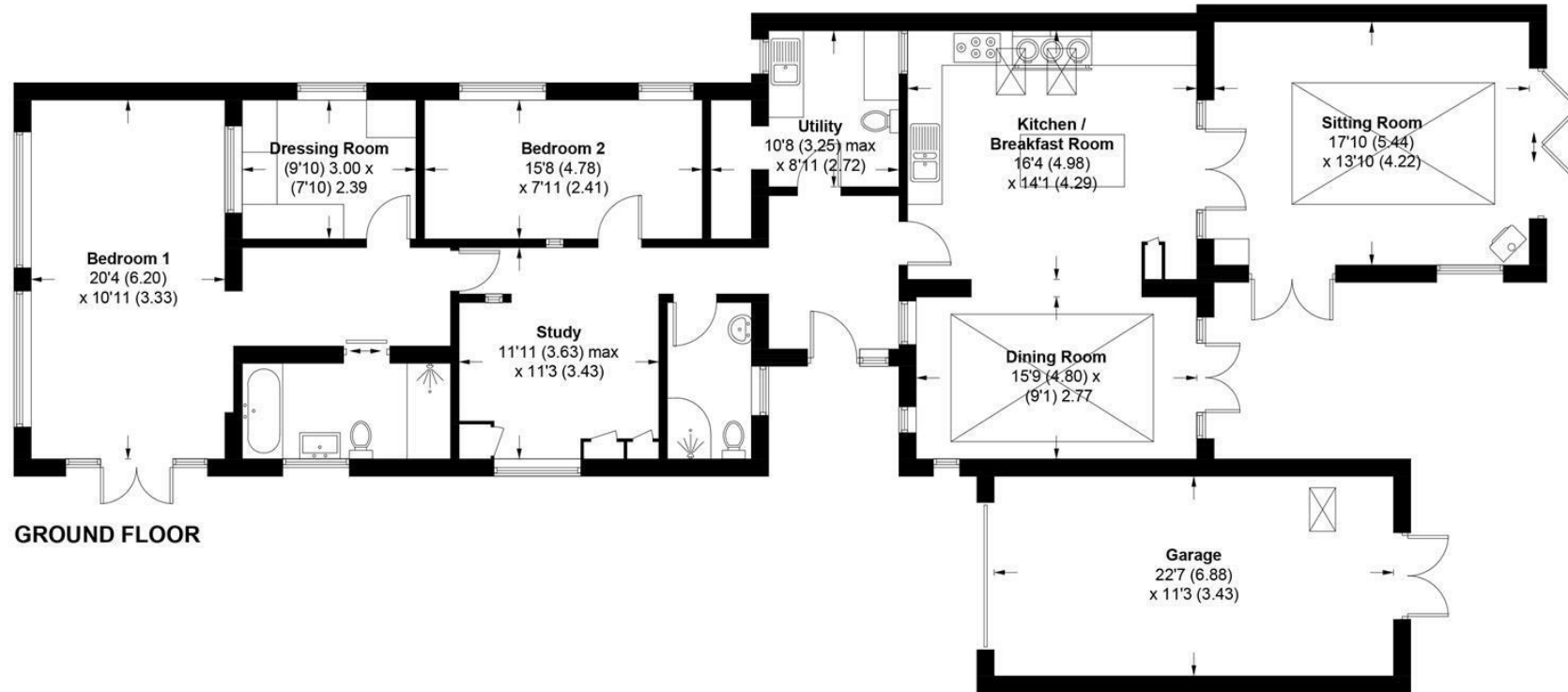








**Saltire, 6, Charlmead, PO20 8DN**  
APPROXIMATE GROSS INTERNAL AREA = 1649 SQ FT / 153.2 SQ M  
GARAGE = 258 SQ FT / 24.0 SQ M  
TOTAL = 1907 SQ FT / 177.2 SQ M



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. (ID1028952)

**Produced for Baileys Estate Agents**

Working in co-operation with the owners we have tried to be accurate and informative in the presentation of our property details. Baileys would advise that no representations or warranties are made or given in respect of the condition of any items mentioned in the Sales Particulars. If however, you are not sure about a particular point please contact us to verify the information. This is especially important if viewing the property involves travelling some distance.