



Price Guide £900,000

'Seafields', 16 The Wad, West Wittering, West Sussex PO20 8AH

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Located on the most desirable, southern side of this highly sought after private estate situated right in the centre of West Wittering village. A 1960's built detached bungalow with gas fired central heating and upvc framed double glazing and offered with the advantage of vacant possession. The property would make a comfortable permanent residence or second home with both stunning Chichester Harbour and the blue flag beach at West Wittering situated just over 1/2 mile away.

<https://my.matterport.com/show/?m=pZKv57DKKPS>

Entrance Porch:

Entrance Hall: (N) Access to loft area.

Kitchen: Range of cream coloured wall and floor units including a peninsular unit. Double drainer sink unit, plumbing for dish washer, space for fridge, freezer. Space for cooker. Opening leading into Sun Room.

L Shaped Living/Dining Room: (S) Picture windows overlooking the rear garden. Stone fire surround and hearth with fitted, coal effect gas fire. Built in bookshelves. Double doors leading into Sun Room.

Sun Room: (S) Vaulted glass roof, two sets of double doors leading into the rear garden. Door into Laundry Room.

Laundry Room: 'Worcester' wall mounted gas fired boiler. Plumbing for washing machine. Door into garage.

Principal Bedroom: (N) Fitted wardrobe cupboard with drawer unit to side.

En-Suite Bathroom with shower: (W) Panelled bath with mixer tap. Glass shower cubicle with mains unit. W.c and bidet.

Bedroom Two: (N) Fitted wardrobes along one wall.

Bedroom Three: (E)

Shower Room: Fully tiled with main shower, wash hand basin and W.C. Chrome ladder towel rail. Recessed mirror.

Outside:

Gardens: The enclosed rear garden faces south and backs onto some scrub land and fields reaching to East Strand. It is laid to lawn with a full width, partly raised, patio and established, neatly maintained hedge borders borders. Garden Shed:

The front garden is also mainly to lawn with established hedging and trees providing privacy. A picket fence divides the lawn from the drive.

Brick built Garage: Door to the side and also door through to the laundry room.

The gravel drive leading to the garage provides additional parking for several vehicles.

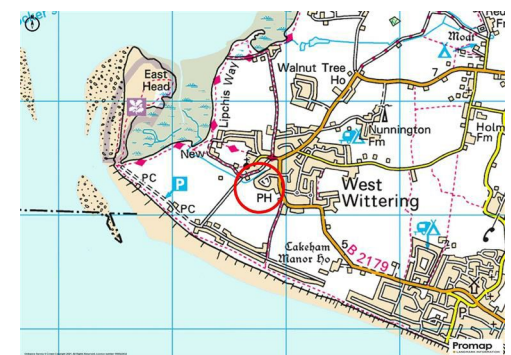
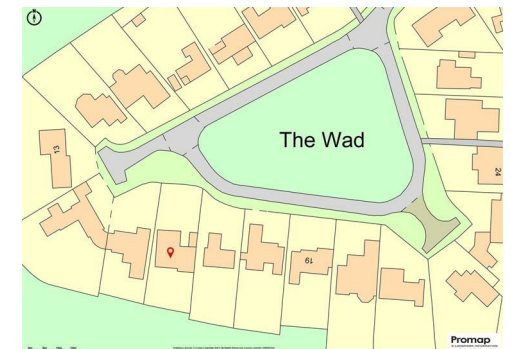
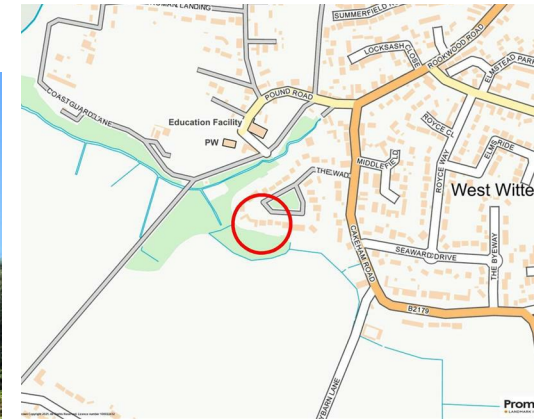
Viewing: By appointment with the office please, 01243 67217.





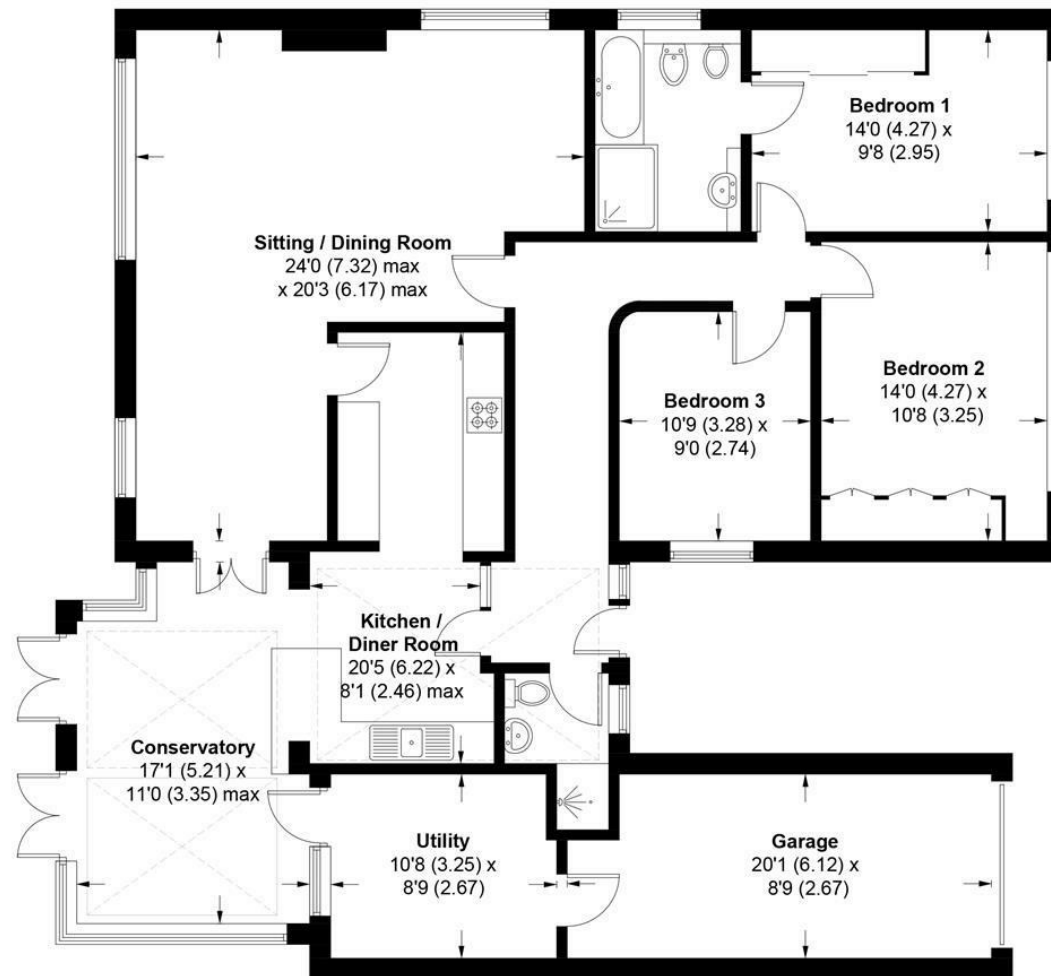






16 The Wad, West Wittering, Chichester, PO20 8AH

APPROXIMATE GROSS INTERNAL AREA = 1659 SQ FT / 154.1 SQ M
(INCLUDING GARAGE)



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. (ID799272)

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