



Price Guide £3,400,000

Vikings, West Strand, West Wittering, Nr Chichester, West Sussex PO20 8AU

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Standing in gardens of 0.54 acre in the exclusive, private West Strand in West Wittering and just 200m from the famous West Wittering beach. A very spacious and adaptable six bedroom, three bathroom residence of over 3000 sq ft with far reaching views across fields to East Head at the entrance to Chichester Harbour and the South Downs. The property is being sold with the benefit of no onward chain.

Many of the properties on East and West Strand have been extensively re-modeled or replaced with new cutting edge designs. In 2017, 'Vikings' had permission granted, now lapsed, for an exceptional property, reference 17/01702/FUL.

Virtual viewing link; <https://my.matterport.com/show/?m=knHye2Abz5E>

Entrance Hall: Open tread stairs to first floor. Mirror fronted cloak cupboard. Door into garage.

Bedroom Two: Views over the garden. Built in cupboard. Wooden floors.

Bedroom Three: Door into the garden. View over the fields to the rear.

En - Suite Bathroom: Marble panelled bath with twin marble wash basins and w.c.

Bedroom Four: Built in wardrobe cupboards.

Bedroom Five: Mirror fronted built in wardrobe cupboards.

Family Shower Room: Full width, twin showers in marble lined cubicle with sliding glass door. Marble wash basin.

Snug: Built in storage cupboard.

Laundry: Plumbing and space for washing machine and tumble dryer, door into rear porch and garden.

Rear Porch: Door to garden.

First Floor Landing: Space for large American style fridge/freezer. Access to loft area.

Large L shaped triple aspect Sitting/Dining Room and Kitchen: Extensive views across farmland to Chichester Harbour and Portsdown Hill in the distance. Double doors to large west facing Balcony.

Kitchen Area: Cream units with marble work surfaces and inset sink unit. Bespoke marble island unit with integrated breakfast bar. 'Falcon' professional range with electric double oven and five gas rings. Door to South facing balcony.

Principal Bedroom: Two double built in wardrobes. Door to balcony overlooking fields.

En-Suite Shower Room: Marble walls and floor. Shower cubicle with glass door, wash hand basin and w.c.

Bedroom Six: Door onto south facing balcony.

Utility Room: Marble work surfaces with sink unit. Range of cupboard units with glass shelves.

Cloakroom: Glass mosaic walls with large mirror and w.c.

Outside: The gardens are mainly laid to lawn with a delightful outside dining area with gazebo and bar'b'q.

Integral Garage. Double width, presently laid out as a large store area and a single garage but easily converted back to a double garage. There is additional parking for several vehicles in the drive.









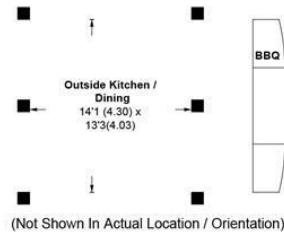


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APPROXIMATE GROSS INTERNAL AREA = 3024 SQ FT / 280.9 SQ M

SHED = 183 SQ FT / 17.0 SQ M

TOTAL = 3207 SQ FT / 297.9 SQ M



GROUND FLOOR



FIRST 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. (ID1188732)

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