



Guide Price £525,000

Mill Cottage, 11 Church Road, East Wittering, West Sussex, PO20 8PS





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A newly refurbished period cottage situated just to the north of East Wittering village, offering character accommodation, set in lawned gardens with off road parking.

The property has been thoroughly and sympathetically renovated to a high standard, whilst retaining period features throughout. The family room is a particular feature with vaulted ceiling, wood burner and bi-fold doors opening onto the gardens.

A newly installed gas fired central system provides domestic hot water and heating, supplemented by double glazing where fitted and viewing is highly recommended to fully appreciate all this deceptive cottage offers.

Entrance Hall

Sitting Room

With feature fireplace and beamed ceiling.

Kitchen/Dining Room

Comprising an "L" shaped room with built in cupboards and worktops including oven, hob and extractor, refrigerator, freezer and inset sink. Door to rear courtyard area.

Family Room

An amazing room, light and spacious with vaulted and beamed ceiling with wood burner and revealed brick wall. Bi-fold doors opening onto the garden.

Ground Floor Bathroom

Comprising a panelled bath with shower, wash basin and wc.

Stairs from Sitting Room to First Floor
Landing area

Bedroom 1

Built in cupboards and staircase leading to the second storey.

Bedroom 2

With built in eaves storage.

Bedroom 3

Built in cupboard and airing cupboard.

Shower Room

Comprising a shower, wash basin and wc.

Study

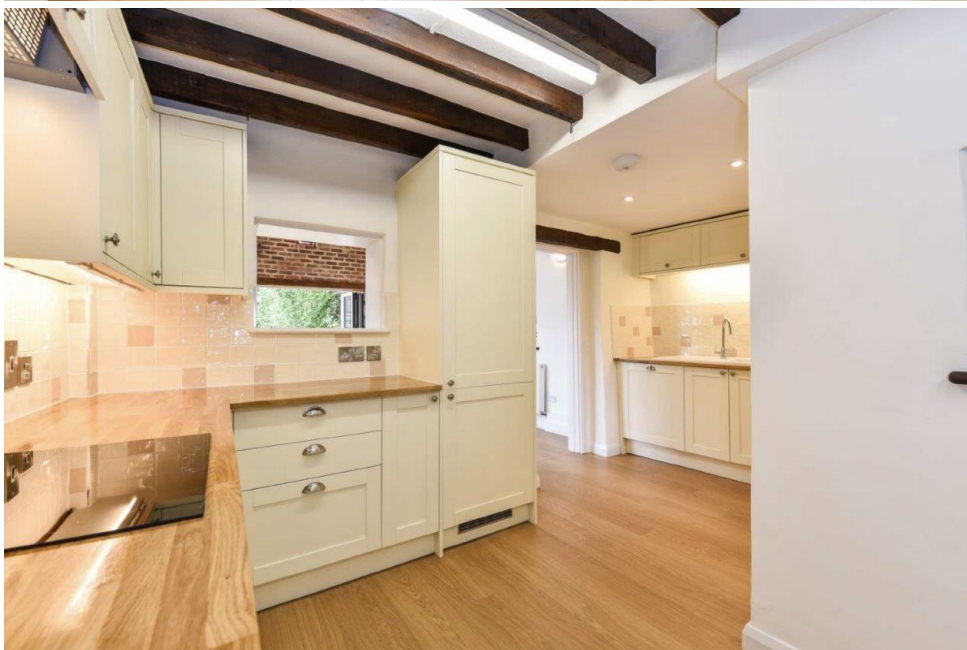
Accessed via stairs from Bedroom 1. Twin aspect room with limited head room with built in eaves storage cupboards.

Outside

Grounds surround the property principally to the north and south elevations are mainly laid to lawn with mature shrubs and trees. The property has plenty of off road parking and includes a stable style timber shed/garden store and a brick and flint store.

Viewing

By appointment only with Baileys - 01243 672217



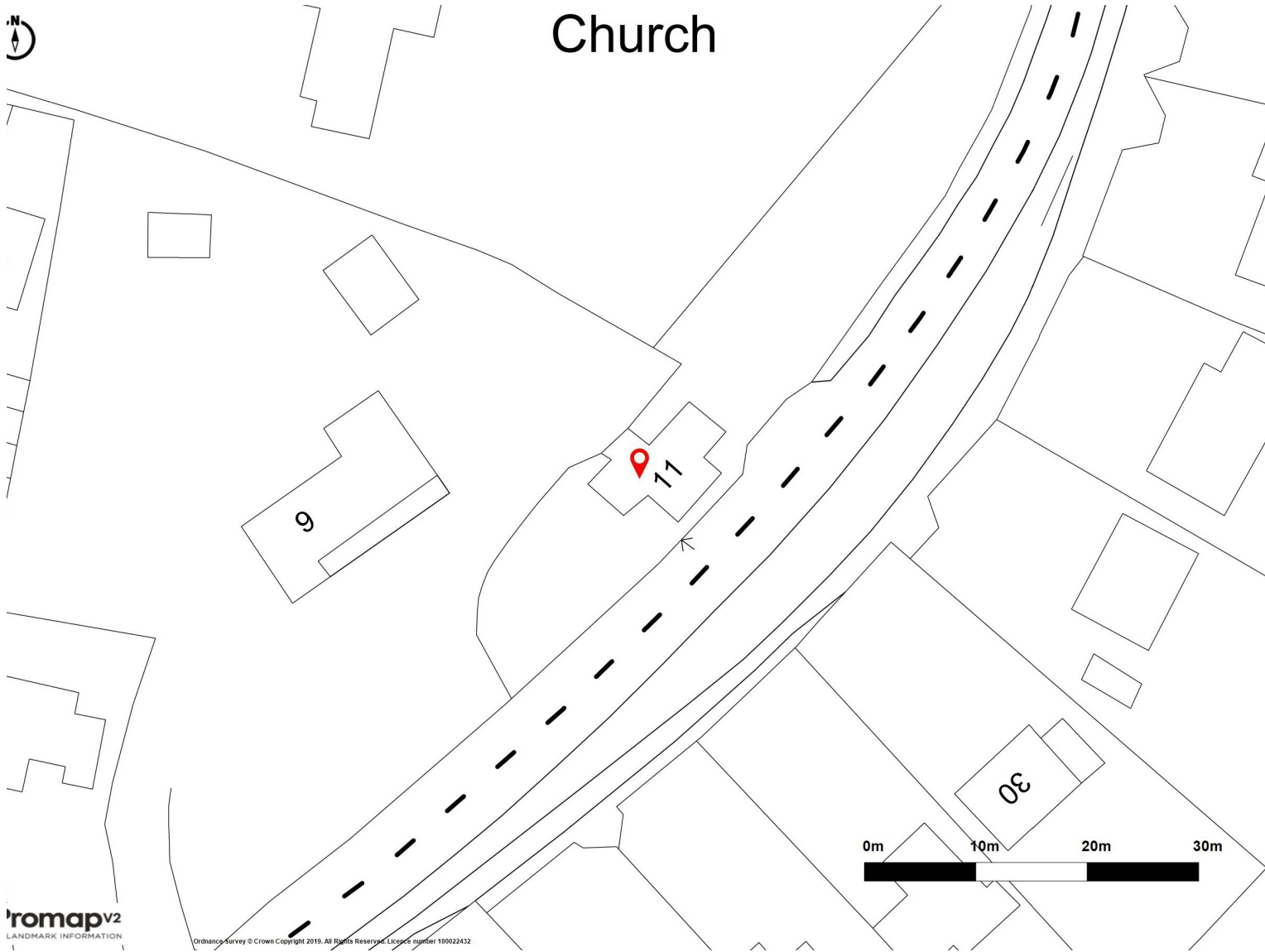








Church








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LANDMARK INFORMATION

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NEAREST

-  SHOPS 0.3 miles
-  SCHOOL 0.1 miles
-  BEACH 0.5 miles
-  BUSES 0.3 miles
-  TRAINS 6.7 miles



Church Road, West Wittering, PO20
 APPROXIMATE GROSS INTERNAL AREA = 1428 SQ FT / 132.7 SQ M
 OUTBUILDINGS = 208 SQ FT / 19.3 SQ M
 TOTAL = 1636 SQ FT / 152 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. (ID575488)

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.

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