



Guide Price £865,000

Southeast, Wellsfield, West Wittering, West Sussex, PO20 8LH







## Southeast, Wellsfield, West Wittering, West Sussex, PO20 8LH



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A well presented, contemporary styled detached family home, refurbished to a very high standard, situated in a private road within the desirable village of West Wittering.

Southeast offers flexible family sized accommodation with a superb open plan living/dining/kitchen room and adjoining family room. Ideally located with a south westerly aspect and view over the rear garden and adjoining neighbouring paddock land toward farmland and the coastline at West Wittering.

With landscaped gardens, garage and carport this is a fantastic opportunity to acquire a permanent or holiday home that's ready to move into with furnishings available subject to availability by separate negotiation.

### Entrance Hall

Spacious entrance hall with stairs to first floor. Built in cloaks cupboards.

### Shower/Cloakroom

Walk in shower with twin shower heads, wall hung wc and wash basin with mixer tap and cupboards under.

### Open Plan Lounge/Dining/Kitchen

A dual aspect room with a range of kitchen cupboards with slimline polished stone worktops including inset stainless steel sink with mixer tap, integrated Neff dishwasher, fridge/freezer, island unit/ breakfast bar with matching worktops and inset Neff hob and Neff oven. Stovax wood burner on stone hearth. Double doors opening onto the rear garden.

### Family Room

A dual aspect room. Double doors to the westerly aspect side garden.

### Utility/Boot Room

With a range of built in cupboards and worktop above with inset stainless steel sink and mixer tap. Space for washing machine, tumble dryer and upright fridge/freezer. Door to outside

### Bedroom 3

### Bedroom 4

### Landing/Study Area

Stairs to the first floor landing area with space for a window seat/ study area. Linen store with gas fired boiler and pressurised hot water system.

### Bedroom 1

A dual aspect room with two built in eaves storage cupboards.

### Shower Room

Walk in shower with twin shower heads, wall hung wc and wash basin with mixer tap and cupboards under.

### Bedroom 2

A dual aspect room.

### Garage/Carport

Single attached garage with pedestrian door to side. Carport adjoining.

### Outside

Landscaped gardens and grounds surround the property with driveway area leading to the property, garage and carport. The remainder of the garden is mainly lawn with a paved pathway around the property including a southerly facing sun terrace to the rear overlooking paddocks. The owner is currently in the process of purchasing an additional strip of land abutting the southern boundary to be included with the sale etc. Outside lighting, electric points and water tap. A residents peppercorn yearly private estate charge applies.







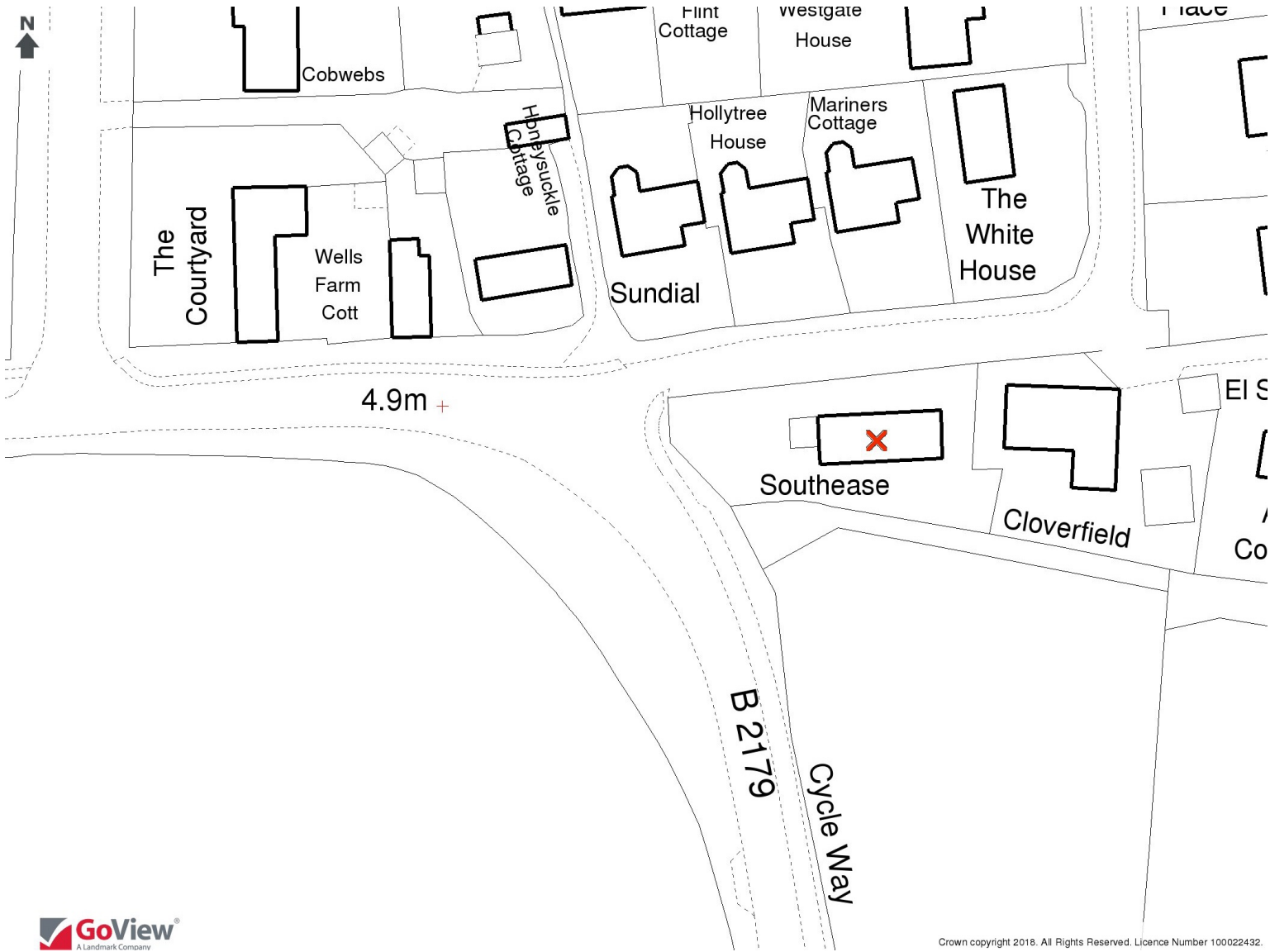












**i** **NEAREST**

- SHOPS** 0.7 miles
- SCHOOL** 0.7 miles
- BEACH** 1.3 miles
- BUSES** 0.2 miles
- TRAINS** 7.5 miles



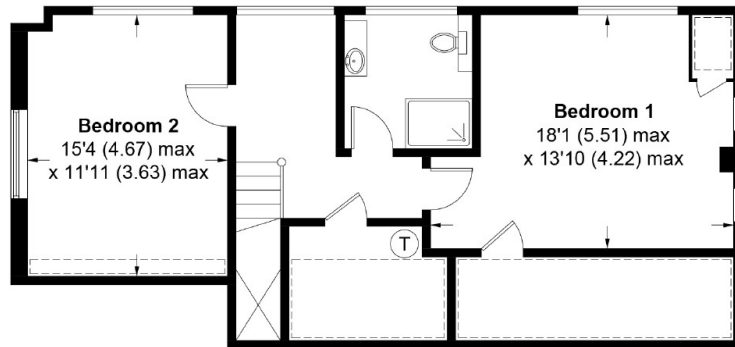
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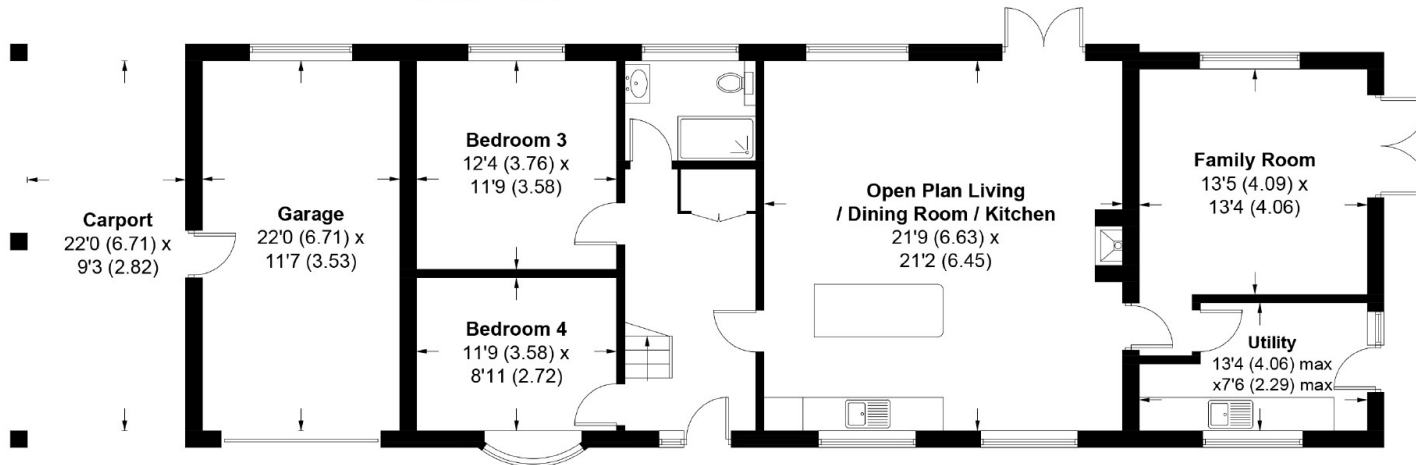


# Southeast, Wellsfield, West Wittering, PO20 8LH

APPROXIMATE GROSS INTERNAL AREA = 1977 SQ FT / 183.7 SQ M  
GARAGE= 255 SQ FT / 23.7 SQ M  
TOTAL = 2232 SQ FT / 207.4 SQ M



FIRST FLOOR



GROUND 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. (ID431814)

Produced for Baileys Estate Agents

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