



Guide Price £675,000
Sea Shells, Shore Road, East Wittering, West Sussex, PO20 8DZ





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Built just 8 years ago, a pretty, cottage style house situated within only 100m of both the village centre and beach. Offered in excellent order throughout, some of the many features include wide boarded oak flooring, underfloor heating to the ground floor and a superb kitchen with all integrated appliances. The layout is designed for easy access for wheel chair users to the ground floor.

No Forward Chain

Entrance Hall: Oak flooring. Carpeted stairs with feature lighting.

Utility Room: Plumbing for washing machine, Range of cupboard units. Wall mounted gas fired boiler. Door to outside.

Kitchen/Dining Room: Floor and wall cupboard units with 'Corian' work surfaces including peninsula unit/breakfast bar. 'Bosch' 5 burner gas hob with wok burner, integrated cooker and microwave/combi oven. 'Electrolux' glass extractor fan. Integrated fridge/freezer. Ceramic tiled floor with skirting lighting. Wide boarded oak flooring to the dining area. Airing cupboard.

Sitting Room: Feature loft ceiling with double doors leading onto the west facing rear garden. Carpet fitted over oak flooring.

Bedroom Three: carpeted. Door to inner hall and Shower Room.

Dressing Room: Double wardrobe cupboard. Door to Shower Room.

Shower Room: Full width shower with fixed glass panel and mains shower unit. Wash hand basin with storage under and W.C. Ceramic tiled floor with part tiled walls. Heated chrome towel rail.

First Floor Landing: Lockable storage cupboard.

Principal Bedroom: French doors to glazed balcony with views towards the beach. Bespoke built in wardrobes. Access to eaves storage area.

En-Suite Shower Room: Large walk in 'wet room' style shower, wall hung wash basin and recessed W.C. Ceramic tiled floor with part tiled walls. Mirror light with 'No Touch' switch. Heated chrome towel rail.

Bedroom Two: Double wardrobe.

En-Suite Bathroom: Panelled bath with wall hung wash hand basin and recessed W.C. Ceramic tiled floor with part tiled walls. Chrome towel rail. Heated chrome towel rail.

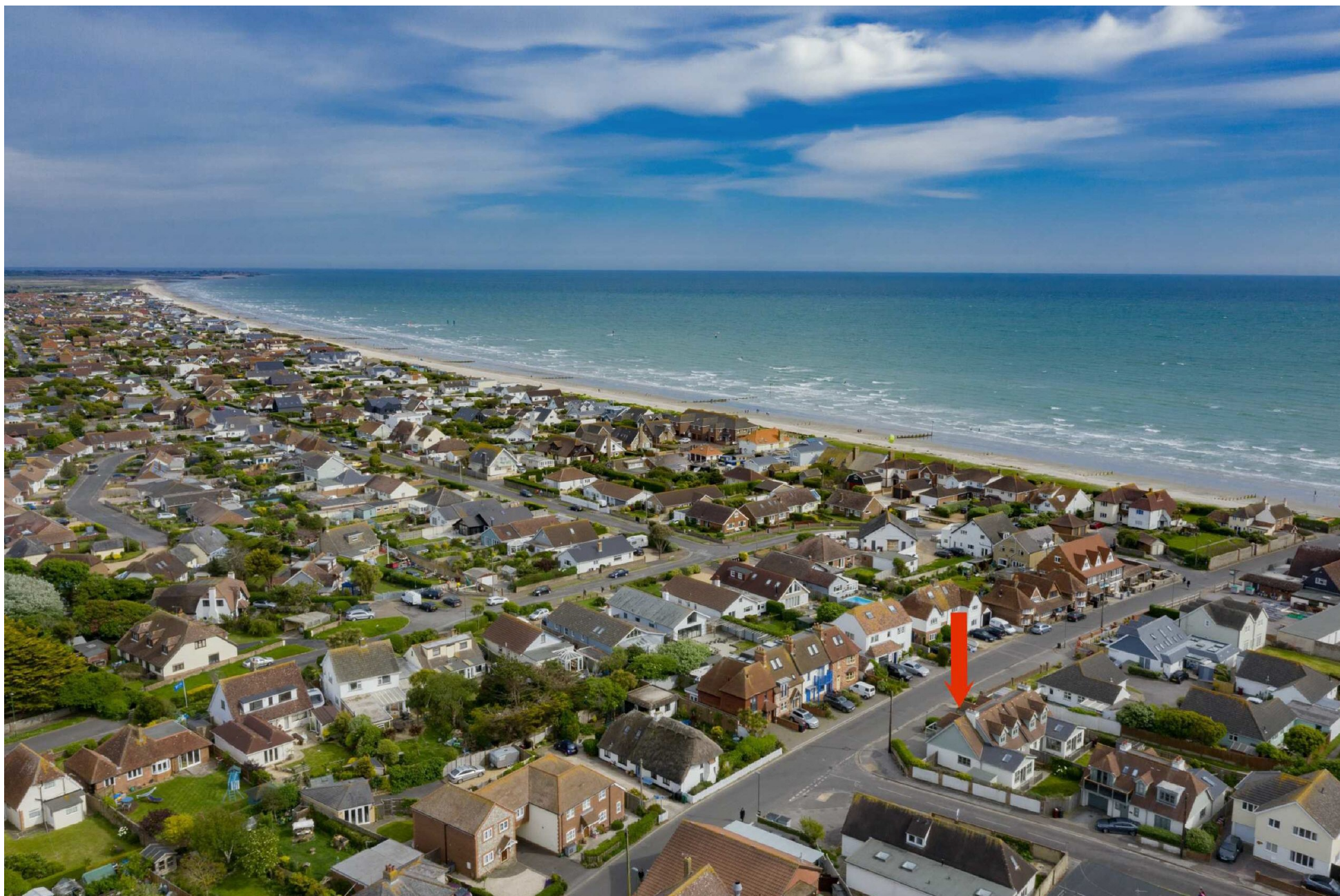
Outside: Large, enclosed, easily maintained garden mainly laid to lawn with shrub borders. South and west facing deck area with led feature lighting. Outside water tap. Garden Store

Brick laid drive to the front with parking for three cars. Additional secure parking behind gates to the side.

Viewing by appointment with the office 01243 672217.











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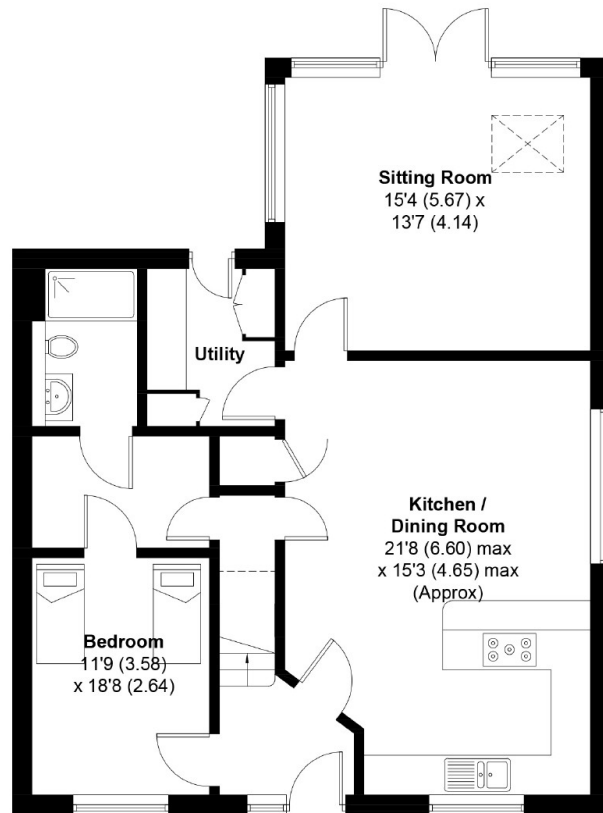
NEAREST

- SHOPS
- SCHOOL
- BEACH
- BUSES
- TRAINS



Shore Road, East Wittering, PO20

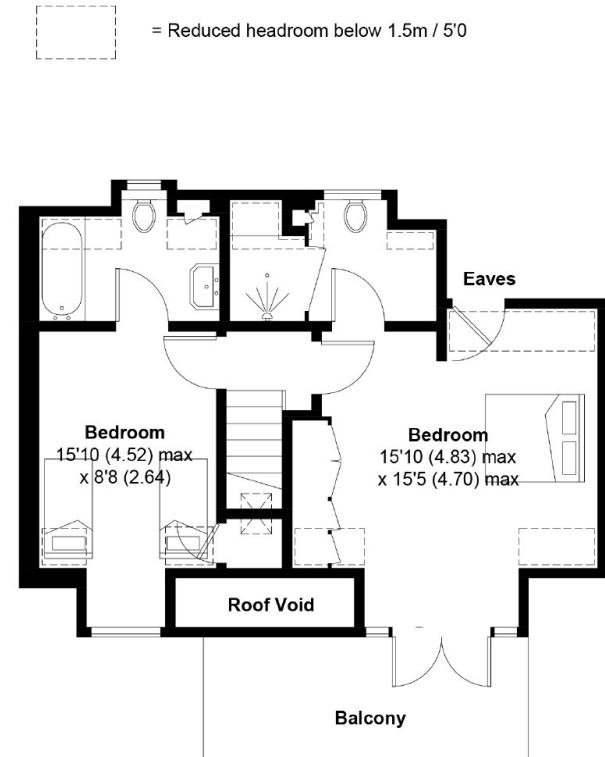
APPROXIMATE GROSS INTERNAL AREA = 1380 SQ FT / 128.2 SQ M
(INCLUDING REDUCED HEADROOM)



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. (ID390867)

Produced for Baileys Estate Agents



FIRST FLOOR

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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