



Guide Price £925,000

Trilby Cottage, Rookwood Road, West Wittering, West Sussex, PO20 8LT

BAILEYS



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Trilby Cottage is a charming detached period property, which has been tastefully renovated and presented, situated within the heart of West Wittering village, within approximately 1/2 a mile from Chichester Harbour and 3/4 of a mile from West Wittering's Blue Flag award winning, privately owned beach.

The family sized accommodation is complemented by a generous sized and secluded rear garden, with ample off road parking and a detached garage.

Baileys have successfully let the property as a holiday home for the present owners over the last couple of seasons and therefore the property would make an ideal holiday home with income potential - if desired.

Viewing is highly recommended.

Entrance Hall

Cloakroom/Shower Room

Sitting Room

Family Room /Occasional Bedroom 4

Kitchen

Dining Room

Conservatory

Bedroom 1

En-suite

Bedroom 2

Bedroom 3

Bathroom

Garage

Viewing

By appointment with Baileys 01243 672217







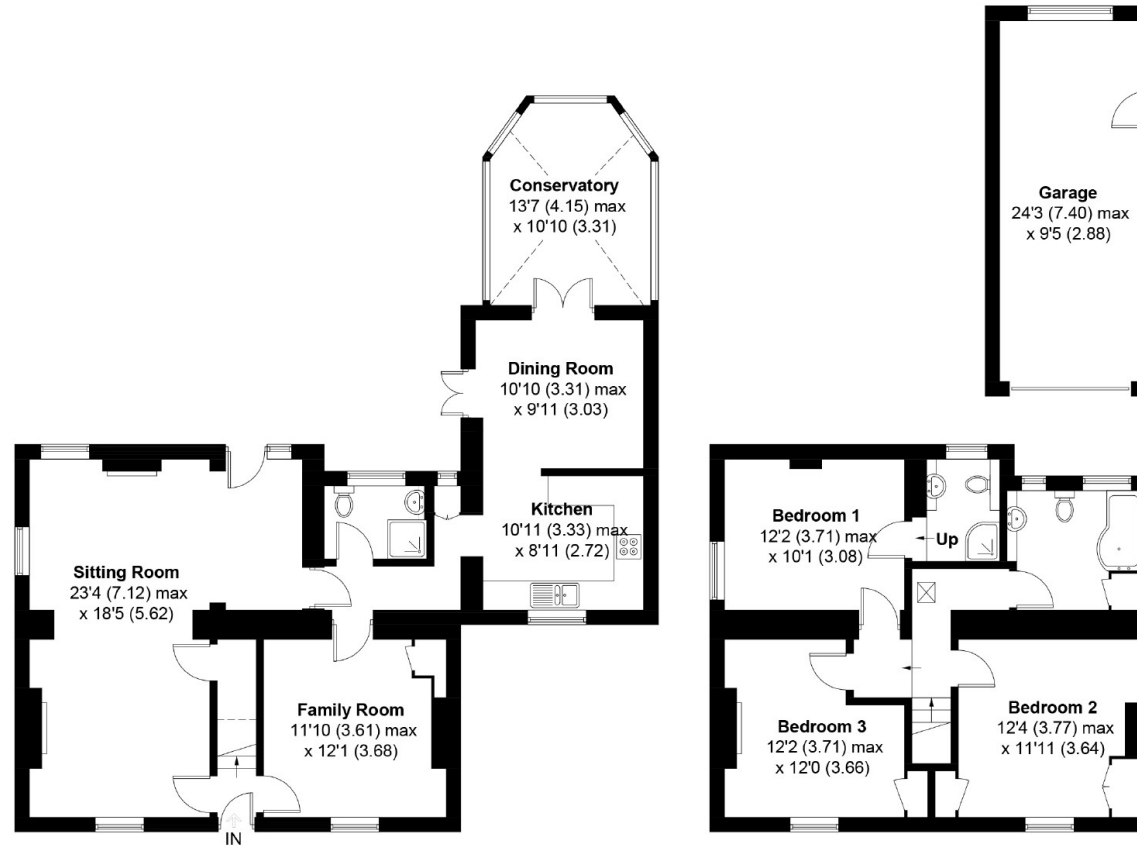


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APPROXIMATE GROSS INTERNAL AREA = 1702 SQ FT / 158.1 SQ M

GARAGE = 232 SQ FT / 21.6 SQ M

TOTAL = 1934 SQ FT / 179.7 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. (ID290412)

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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