



Guide Price £515,000

Rosemary Cottage, Pound Road, West Wittering, West Sussex, PO20 8AJ





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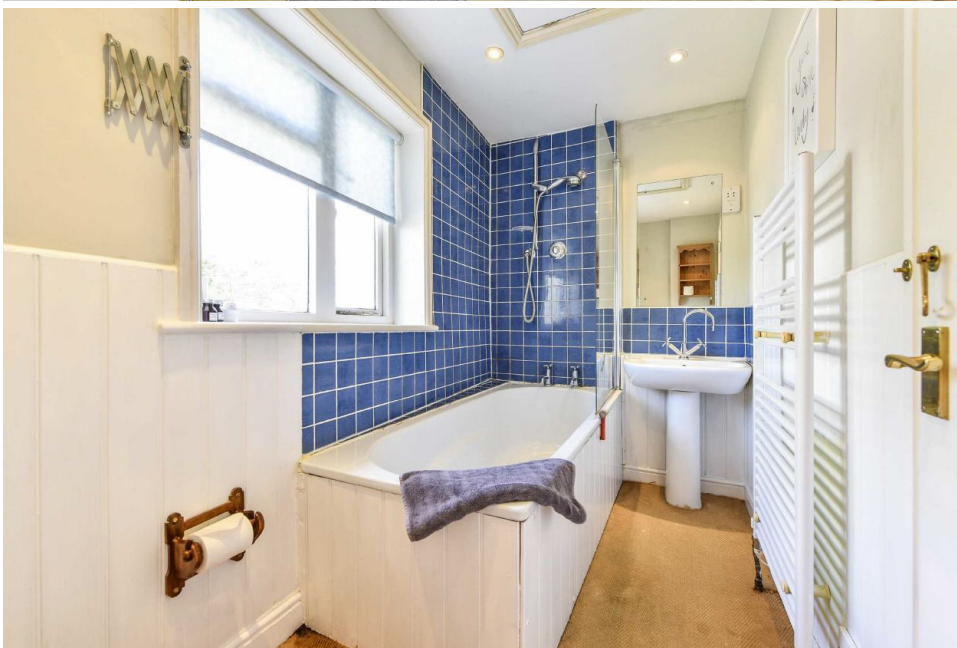
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A charming cottage situated in the heart of West Wittering village within yards of the entrance to West Wittering beach and close to East Head and Snowhill Creek - an area of outstanding natural beauty forming part of Chichester Harbour.

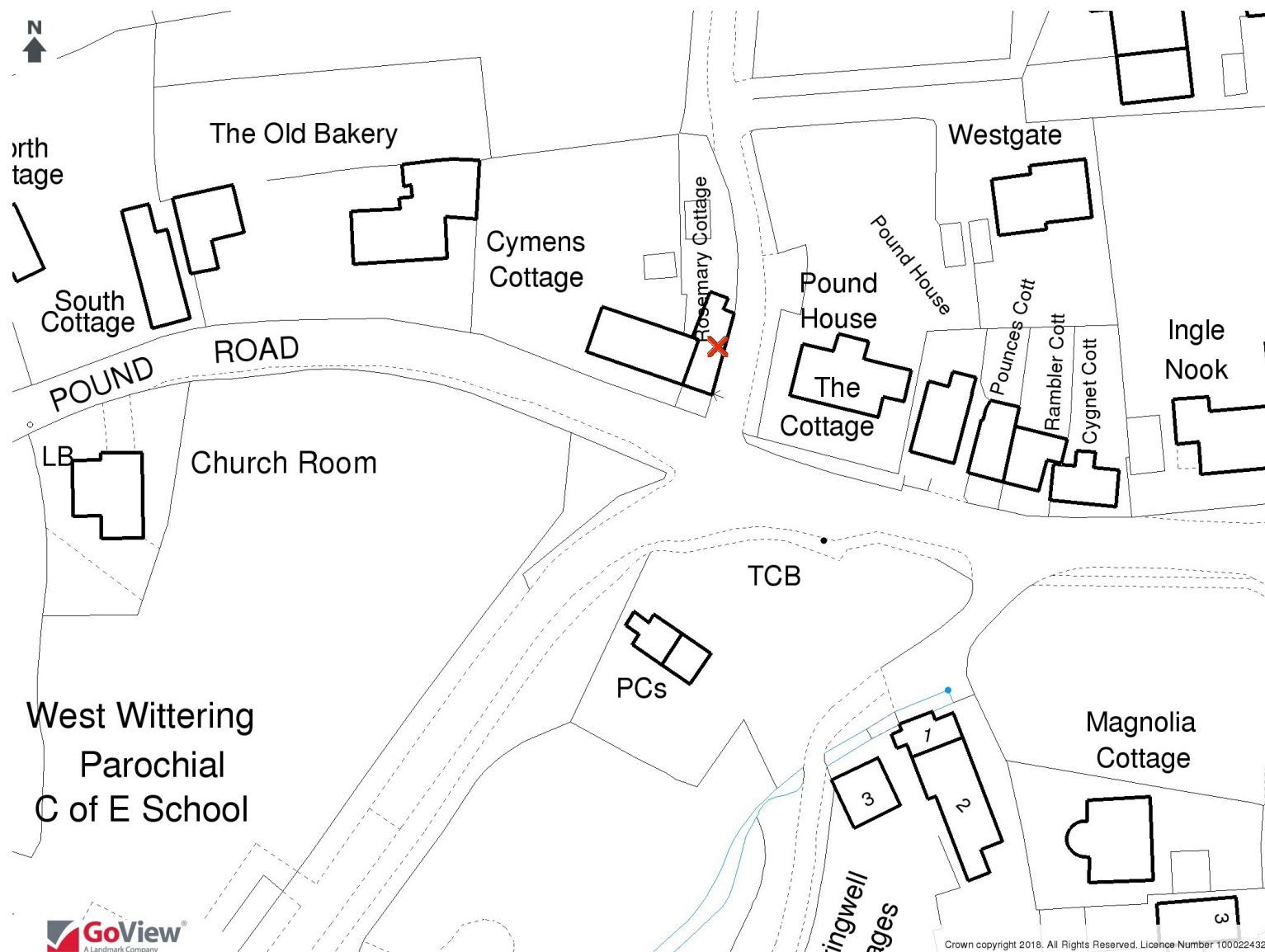
Rosemary Cottage would make an ideal holiday cottage either for personal or commercial use, and is successfully let as a holiday cottage by the current owner at present. The charming accommodation includes two bedrooms, plus a reception room with a separate kitchen/breakfast room, first floor bathroom and a ground floor cloakroom.

Outside there is a small front garden with outside porch. To the rear is a sheltered courtyard adjoining the rear of the cottage with decking and paved areas leading to a raised lawned terrace via steps to a gravelled area with off road parking and vehicle access from Ellanore Lane.

The property may be occupied by holiday guests and therefore viewings are strictly by appointment only with Baileys at certain times only. Please call us on 01243 672217 to arrange an appointment.







NEAREST



SHOPS 0.1 mile



SCHOOL 0.1 mile



BEACH 0.6 miles



BUSES 0.1 mile

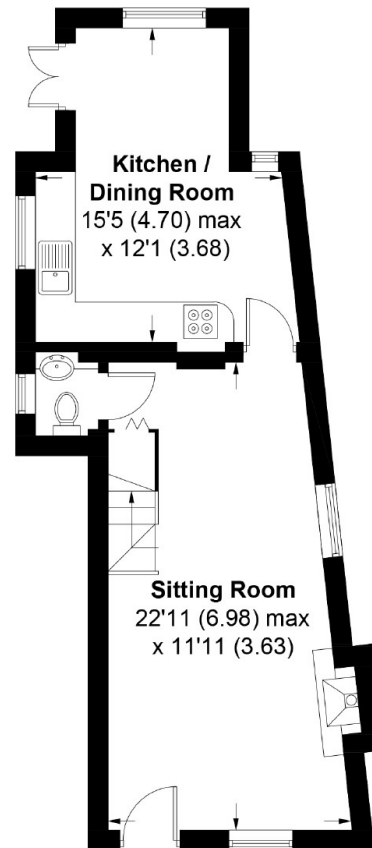


TRAINS 7.2 miles

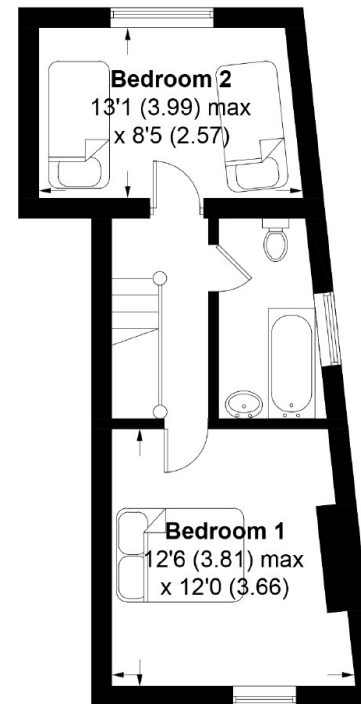


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APPROXIMATE GROSS INTERNAL AREA = 798 SQ FT / 74.1 SQ M



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. (ID469689)

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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