



Guide Price £685,000  
Seascape, 43a Shore Road, East Wittering, West Sussex, PO20 8DX







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Built in 2014, a beautifully presented, 'cottage' style house situated just 150 metres from the beach and 200m to the village centre. Successfully rented by Baileys for holiday rentals, 'Seascape' is stylishly and comfortably furnished with most of the contents being included in the sale price, this will be of interest to any buyer wishing to continue with this arrangement and provide an income.

The property has a superb, open plan ground floor which includes a beautiful, fully equipped and integrated kitchen, living room and dining area. Bi-fold doors lead out to the rear paved courtyard and this provides a wonderful sociable space.

There is gas fired central heating with underfloor heating and wide board oak flooring to the ground floor, all bedrooms have wardrobes, the bathrooms are fitted in a light, contemporary style and there is a fitted 'Sonos' music system. A burglar alarm system is also installed.

Entrance Hall: Cupboard with washer/dryer.

Cloakroom: Cloakroom: W.C. and wash basin.

Open Plan Kitchen/Living/Dining Room:

Living/Dining area: Double doors and additional bi-fold doors opening on to the paved courtyard.

Kitchen area: Fully equipped with 'Hi-Lite' 5 ring, double oven, 'Neff' microwave-oven, integrated 'Neff' refrigerator and freezer, 'Neff' dishwasher and a 'CDA' wine cooler. Peninsular unit with breakfast bar.

First Floor:

Bedroom Two: Feature Juliette balcony. Fitted wardrobe cupboard.

Bedroom Three: fitted wardrobe cupboard.

Bedroom Four: fitted wardrobe cupboard.

Family Bathroom: Rainfall shower over bath plus hand held shower, glass shower screen. Wash basin and WC.

Second Floor:

Principal Bedroom: Walk-in wardrobe cupboard.

En-Suite Shower Room: Glass cubicle with rain shower. Wash basin and w.c.

Outside: The rear garden is enclosed and paved for easy maintenance. Garden shed.

Parking: paved drive area with parking for two cars and metal bicycle lock clamps.

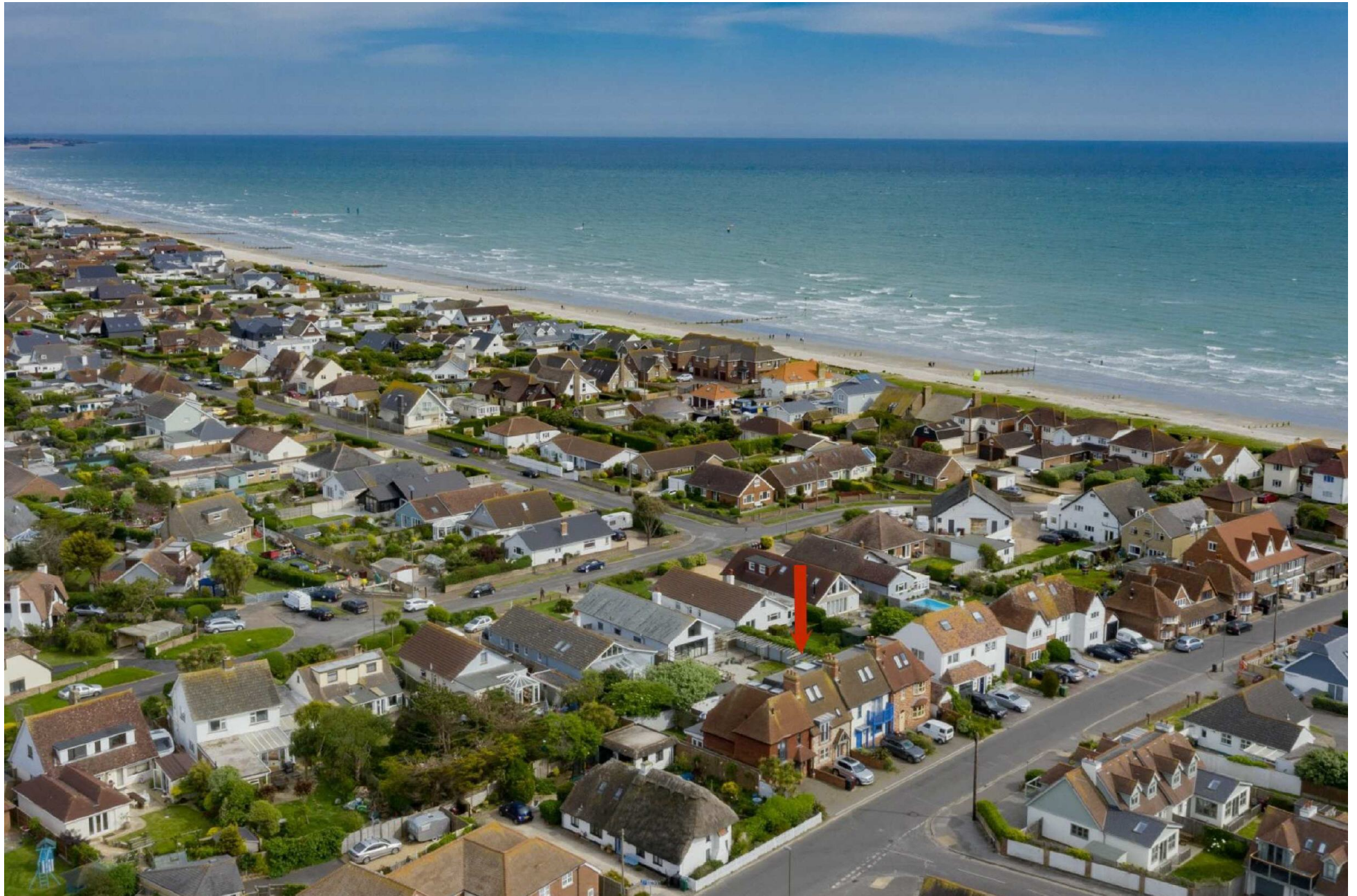
Viewing: Strictly by appointment with the office please.













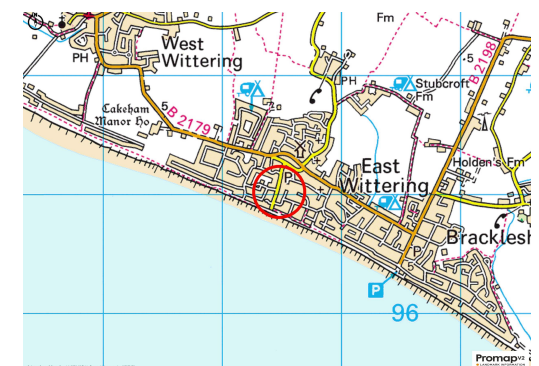






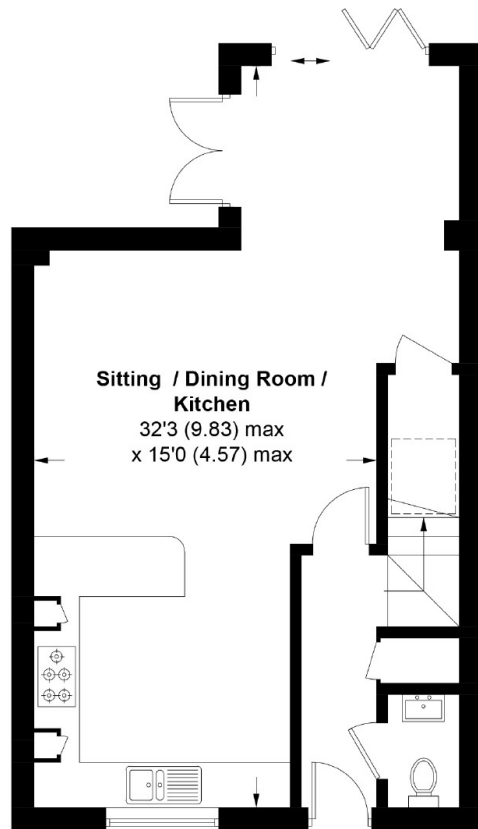
**i** **NEAREST**

- SHOPS** 160 yds (200m)
- SCHOOL** 640 yds
- BEACH** (300m)
- BUSES** 160 yds (200m)
- TRAINS** 360 yds (200m)

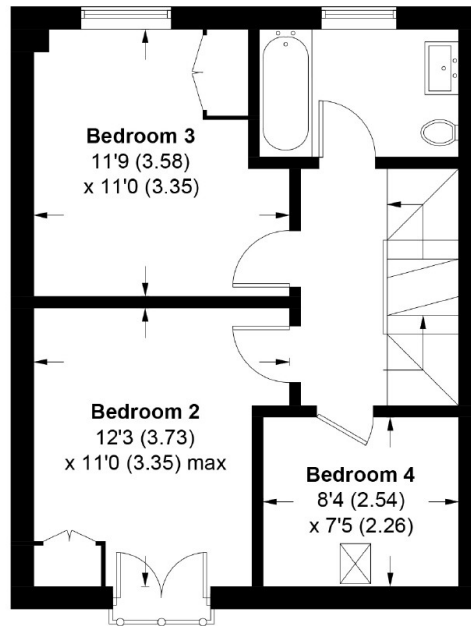


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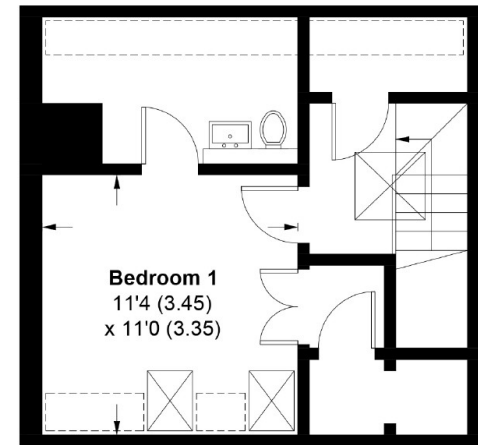
APPROXIMATE GROSS INTERNAL AREA = 1323 SQ FT / 122.9 SQ M



**GROUND FLOOR**



**FIRST FLOOR**



**SECOND 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. (ID649754)

**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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