



Guide Price £2,500,000

1 Marine Drive West, West Wittering, West Sussex, PO20 8HH







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With a breathtaking, panoramic view taking in the whole of the bay from Selsey Bill to the far end of the Solent and across to the Isle of Wight, an individual, architect designed sea front residence built to take advantage of the unbeatable location.

The stunning first floor, open plan living area features full width, glass windows and bi-fold doors looking over the beach and accessing an enclosed south facing sun deck/verandah. The ambience is further enhanced by the vaulted ceiling and wood burning stove.

Internally, the adaptable layout is beautifully complimented by painted, wood panelled walls throughout, wide board oak flooring and plantation shutters to the windows. There is underfloor heating to the ground floor.

The property is available as a 'Turn Key' solution ready to move into for this summer with furnishings and contents included.

**Entrance Hall:** A wide, L shaped hall leading to the utility area and snug/games room. Door to front garden and pedestrian gate to the beach.

**Principal Bedroom:** Built in wardrobe cupboard.

**En-Suite Shower Room:** Shower cubicle with folding glass door and mains 'Rainfall' shower head. Wash hand basin and back to wall w.c.

**Bedroom Two:**

**Bedroom Three:**

**Bedroom Four:**

**Family Bathroom:** Double ended bath, high level w.c, wash hand basin and walk-in tiled, shower cubicle with 'Rain head'. Heated towel rail.

**Inner Hall:** Cloaks area and Linen cupboard. Door to outside leading to large store room for surf boards etc..

**Utility/Laundry Area:** feature vaulted glass roof. Built in cupboard with 'Viesmann' gas boiler. Butler sink. Cupboard with internal plumbing for washing machine and tumble dryer.

**Shower Room:** Walk in glass panelled shower cubicle with 'rain head'. Heated towel rail.

**Cloakroom:** Wash hand basin and w.c.

**Media Room/Bedroom Five:** wide screen tv and 'Sonos' system fitted throughout the property Double doors into garden.

**First Floor Open Plan Living/Dining/Kitchen:** Full width, glass windows and bi-fold doors opening to a large south facing 'Millboard' decked verandah. Vaulted ceiling, wide board oak flooring and part, newly fitted carpet.

**Living Area:** Wood burning stove. Three radiators.

**Kitchen Area:** There is a long run of fitted solid, limed oak units with grey quartz work top. This includes a Butler sink, a Range with gas hob and electric cooker, an integrated dish washer and an American style fridge/freezer. Peninsular unit with breakfast bar and additional cupboards. The quartz worktop extends to include a built in desktop.

**Dining Area:** Sliding door to enclosed glass balcony. Two radiators.

**South Facing Sun Deck/Verandah:** With breathtaking views over The Solent, enclosed with glass balustrade and partly covered. Open tread stairs leading down to the front garden and beach and a large west and south facing deck area (Millboard) with outside hot and cold supply shower. Access to large bike/surf board store.

**Outside:** An exclusive and unique, newly constructed private deck area situated atop the sea wall reached via a pedestrian gate from the garden.

**Parking:** There is a gravelled parking area with space for at least four cars.



















**i** **NEAREST**

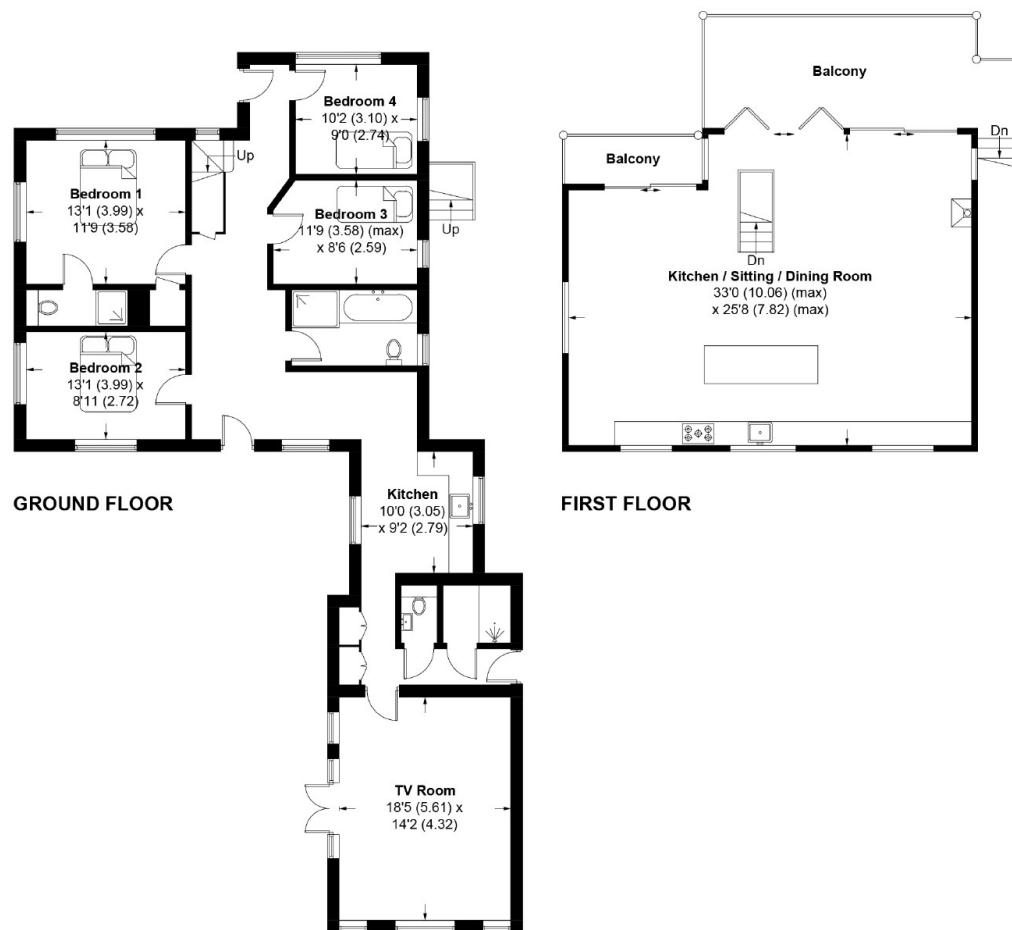
- SHOPS**
- SCHOOL**
- BEACH**
- BUSES**
- TRAINS**





# 1 Marine Drive West, PO20 8HH

APPROXIMATE GROSS INTERNAL AREA = 2169 SQ FT / 201.5 SQ M



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. (ID638963)

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