



Guide Price £950,000
59 Marine Drive, West Wittering, West Sussex, PO20 8HQ





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With access directly onto the beach from the south facing garden and spectacular panoramic views across and along The Solent particularly from the first floor bedrooms and full width sun room. This spacious house has four bedrooms and two bathrooms and offers a sociably arranged ground floor with solid wood parquet flooring. The open plan kitchen/living/dining room has double doors leading onto the patio, garden and beach.

The property would make an ideal holiday letting investment as it has been very successfully rented by Baileys for summer holiday accommodation for several years and for anyone interested in continuing with this there are presently 16 weeks already booked for 2020.

West Wittering beach and The National Trust maintained East Head at the entrance to Chichester Harbour is about a 20 - 30 minute walk along the beach while East Wittering village centre with its variety of shops, restaurants and amenities is only 600m away.

Entrance Hall:

Bedroom Four. (N)

Shower Room: Shower cubicle, w.c. and wash basin.

Open plan Living/Dining/Kitchen: (S) Double doors leading out to the garden and beach. Parquet flooring throughout. Stairs to first floor.

Kitchen: (S) Range of built in wall and floor units with peninsular unit/breakfast bar.

First floor landing.

Bedroom One: Access into Sun Room. Built in wardrobe.

Bedroom Two: Access into Sun Room. Fitted wardrobe cupboard.

Sun Room: (S) Full width with spectacular views across The Solent and along the coast.

Bedroom Three: (N) Built in wardrobe cupboard.

Bathroom: (N) Bath with wash hand basin.

Separate W.C. and wash basin (N)

Outside: Large gravelled parking area for several vehicles.

The front garden is laid with paving and gravel and has a low block wall with a gate leading onto the foreshore.

Integral Garage: up 'n over door.

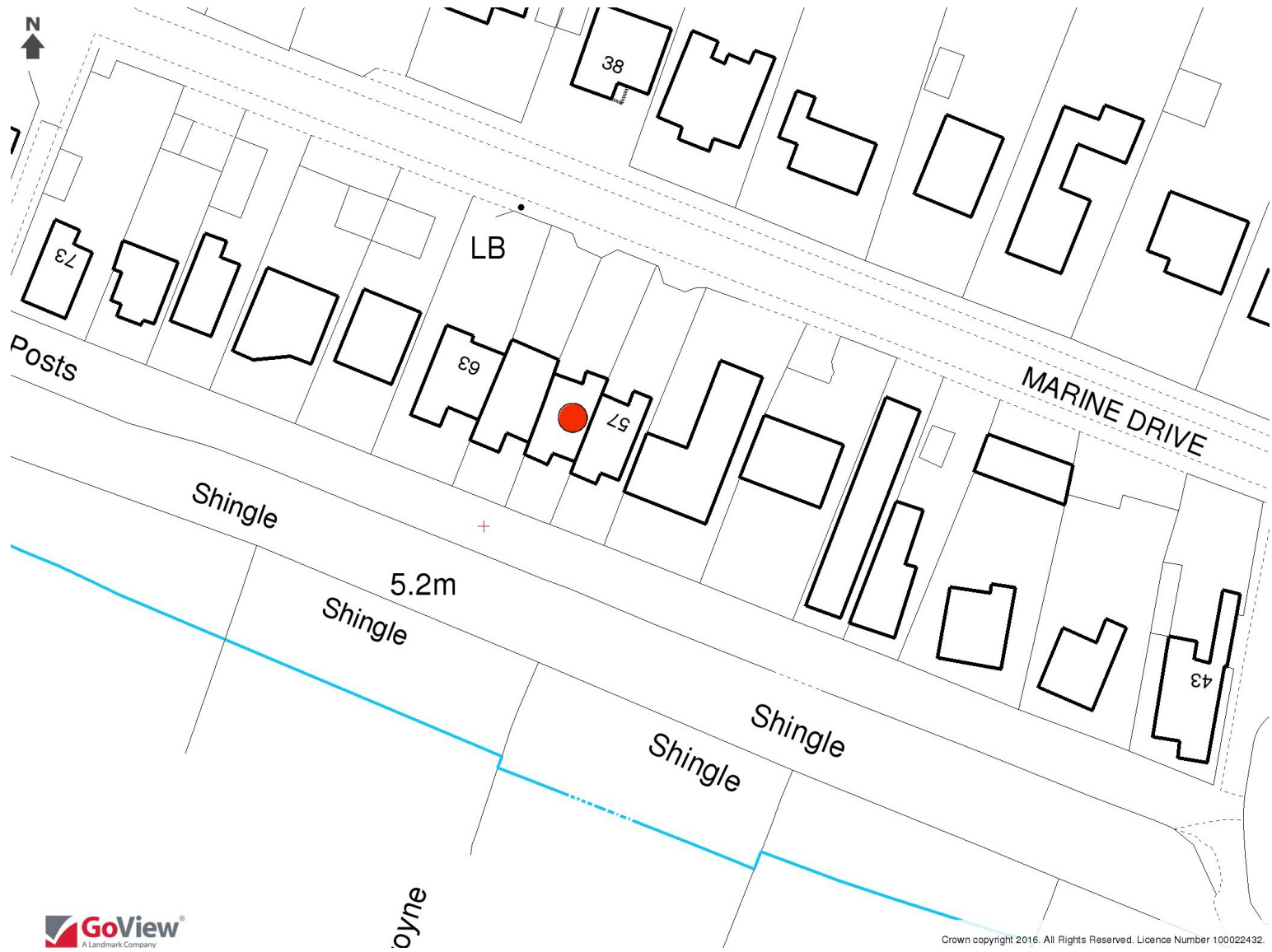
Viewing: by appointment with the office, please.











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i **NEAREST**

- SHOPS** 0.4 miles
- SCHOOL** 0.8 miles
- BEACH** 20 m
- BUSES** 0.2 miles
- TRAINS** 7.5 miles

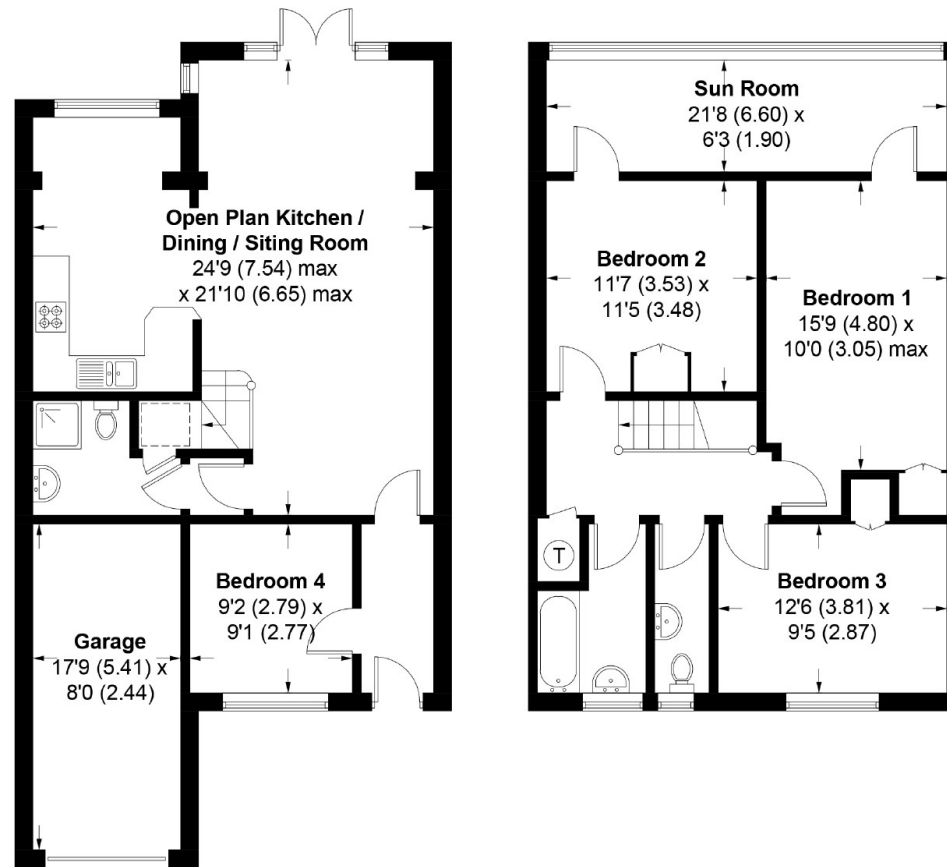


Marine Drive, West Wittering, PO20

APPROXIMATE GROSS INTERNAL AREA = 1400 SQ FT / 130.1 SQ M

GARAGE = 142 SQ FT / 13.2 SQ M

TOTAL = 1542 SQ FT / 143.3 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. (ID612268)

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