



Guide Price £1,150,000
30 Marine Drive, West Wittering, West Sussex, PO20 8HQ





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Situated just 60m back from the beach, this superbly presented and very spacious property has been extended and re-modelled in recent years and now extends to over 3000 sq ft (287sq m). The layout offers fantastic entertaining space with two huge reception rooms and five bedrooms with three bathrooms. Features include under floor heating to most of the ground floor and first floor bathroom. In addition there is wide board oak flooring to the ground floor, a wood burning stove, bi-fold doors, a full width south facing balcony, plantation shutters throughout and panelled internal walls.

Entrance Hall: Stairs to first floor.

Open plan Sitting/Dining/Kitchen: (N, E and W) Bi-fold doors leading onto the garden. Feature sky light windows. Access to Study and stairs to Bedroom 5 and Shower Room.

Kitchen Area: Cream Shaker style wall and floor units with oak work tops including pan and cutlery drawers a large peninsular unit with breakfast bar. 'Butler' sink, 'Lacanche' range cooker and integrated dishwasher.

Utility Room: (W) inset sink unit with wall and wall cupboard units.

Cloakroom: (W) Wash hand basin and W.C.

Living Room: (S, E and W) Feature, 'Firebelly' double sided wood burning stove. Wide board oak flooring. Double doors to the front. Part panelled walls,

Office: (S) Bespoke built in storage units including desk, drawers and cupboards.

Inner Lobby: access to shower room and stairs to Bedroom Five.

Shower Room: Wide, walk in shower, wash basin and W.C.

Bedroom Five: (S and N) Attractive Vaulted ceiling with skylight window.

First Floor Landing: Cupboard with hot tank.

Principal Bedroom (S) Sea views. Sliding doors leading onto the full width, south facing Balcony.

Dressing Area: Large range of built in wardrobe/drawer units.

En-Suite Bathroom: (W) Rolled top bath, wash basin and W.C. Linen cupboard.

Bedroom Two: (E) Built in triple wardrobe.

Bedroom Three: (N)

Bedroom Four: (N)

Family Bathroom: Wide, walk in Shower, panelled bath, wash basin and W.C.

Outside: The landscaped rear garden has been very well maintained and includes a wide lawn area, paved terrace and established borders. Two Garden sheds. There is an outside warm water tap for showering off dogs/sandy people.

Newly installed 'Hartley Botanic' glass house currently used as an artists studio/games room.

Parking: There is ample parking with space for five/six vehicles/boats.

The furniture and contents are available by separate negotiation for those interested in a 'turn key' solution.










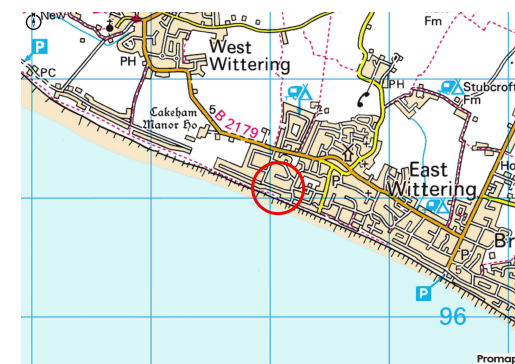






NEAREST

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



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APPROXIMATE GROSS INTERNAL AREA = 3096 SQ FT / 287.6 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. (ID612262)

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