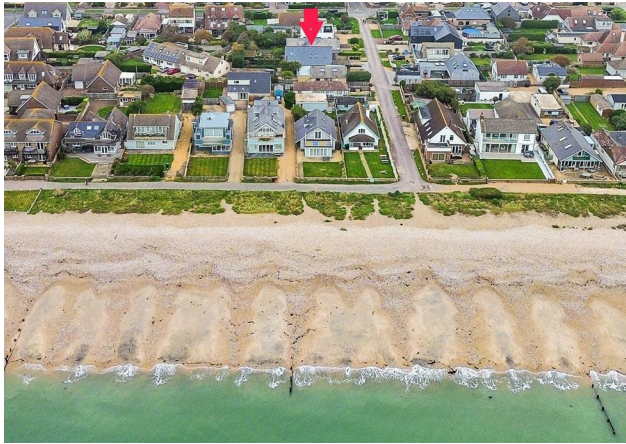




Price Guide £1,400,000

'Dakar' Nab Walk, East Wittering, West Sussex PO20 8DH





01243 672217



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'Dakar' is a contemporary home, clad in distinctive Siberian Larch with deceptively spacious accommodation arranged over two floors. It is within only 70m of the beach with walled outside spaces, including a west facing private garden to the rear.

The principal living space has been designed to provide flowing open plan areas, with bi-fold doors opening onto the sheltered and established rear garden. Light and space has been considered throughout, with discreet storage solutions, complemented by the use of quality materials and finishes.

The property is situated in a quiet private road leading to the beach and would make an ideal permanent or holiday home for a discerning purchaser seeking something individual, finished to a high specification and ready to move into with no forward chain.

The entrance lobby with personal door to the garage leads into the largely open - planned accommodation with study and reception room and stairwell areas leading to the family/dining/kitchen area with full width bi-fold doors, opening onto the landscaped rear garden.

The well appointed kitchen area includes twin electric ovens, hob and pop up downdraft extractor, with inset sink and Quooker hot tap, and inSinkErator waste disposal unit. The utility room adjacent, has a door leading to the side of the property with fridge/freezer and space for washing machine and tumble dryer. An internal door leads into the shower/cloakroom- handy when returning from the beach with children or dogs!

The first floor comprises the principal bedroom suite with vaulted ceiling, walk in dressing room, wardrobes and en-suite bathroom.

Bedroom 2 has built in wardrobes and sliding door to a sun trap balcony area and a family shower room adjoining completes the first floor layout.

Some features of note include, an EV charger adjacent to the garage, gas fired central heating systems to both main house and studio with underfloor heating, quality double glazed windows and doors, minimum maintenance interior and exterior finishes.

Dakar has three off road car parking spaces and an integral garage. To the front, is a private walled courtyard garden area with pedestrian access along the side of the property, leading into the rear garden.

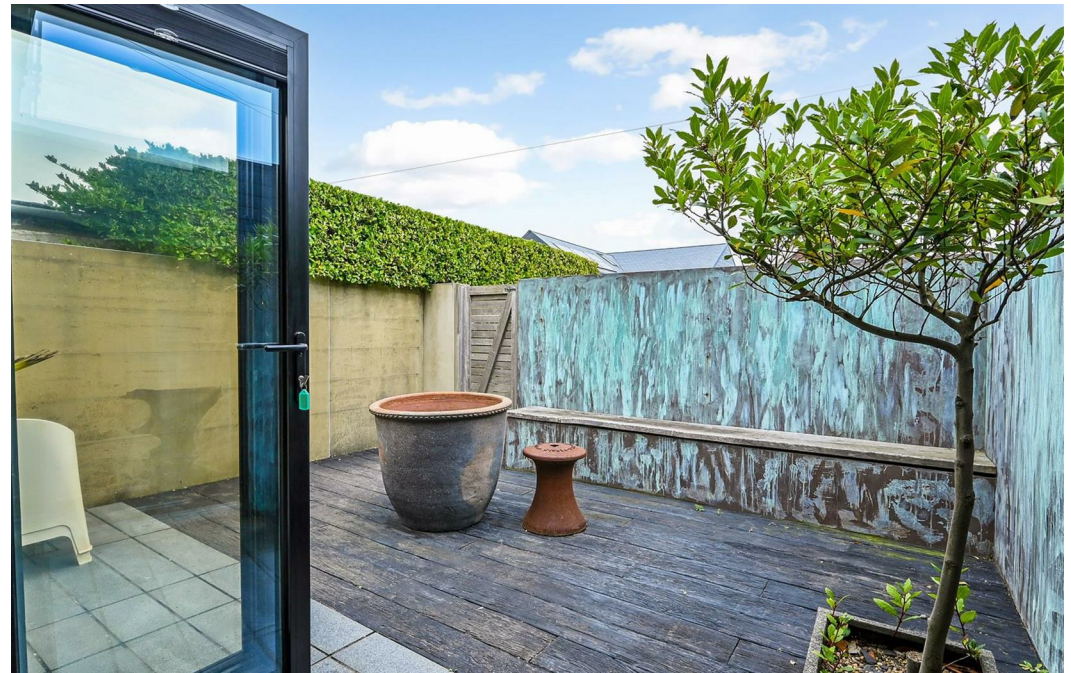
Situated at the rear end of the garden is an insulated studio/guest suite which includes a bed/sitting area and an ensuite shower, wc and wash basin with a separate gas fired boiler for hot water and underfloor heating, providing overflow accommodation or work studio/home office. Both the house and studio have a wired LAN & WIFI network.

Viewing highly recommended and is strictly by appointment with Baileys - 01243 672217.

Virtual Viewing link: <https://my.matterport.com/show/?m=am16xEpSbn>

[www.baileys.uk.com](http://www.baileys.uk.com)









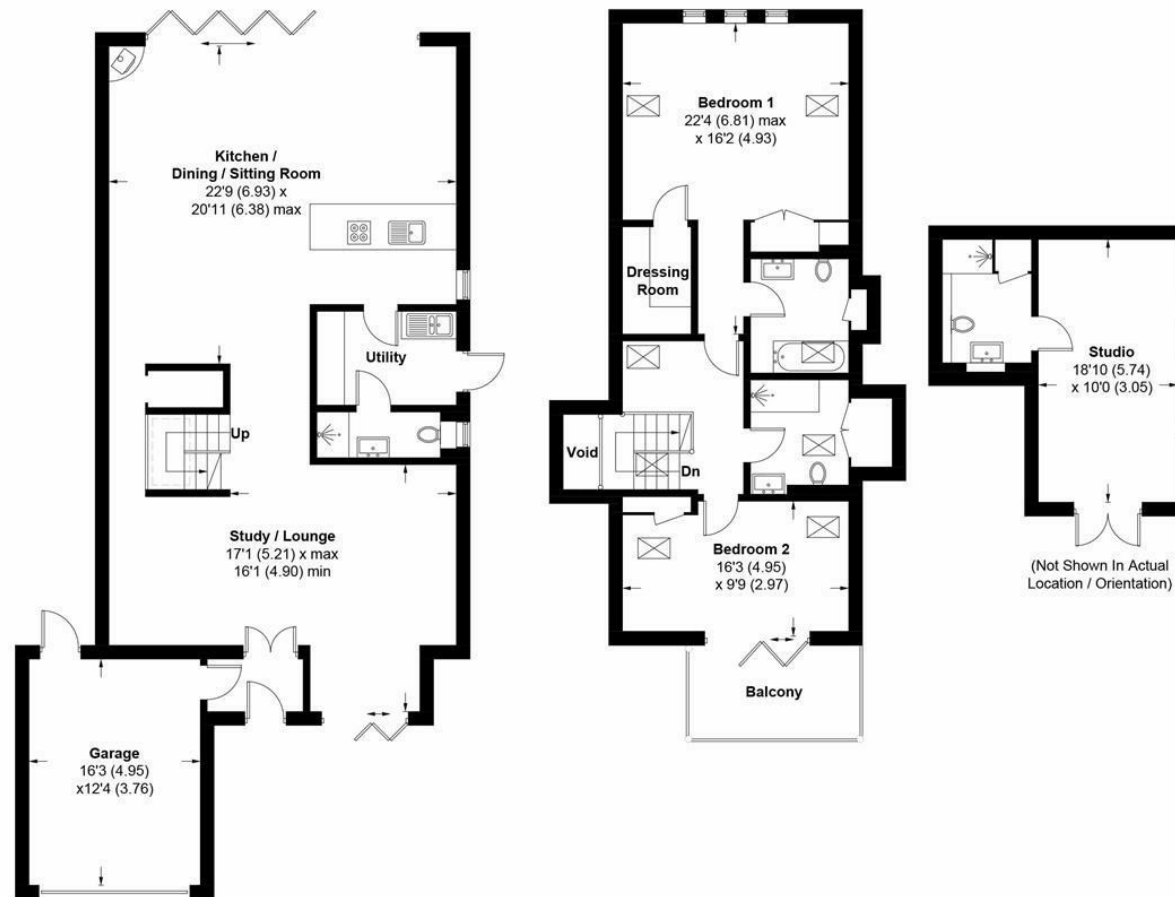


# Dakar, Nab Walk, PO20 8DH

APPROXIMATE GROSS INTERNAL AREA = 2108 SQ FT / 195.9 SQ M  
(EXCLUDING VOID)

OUTBUILDING = 256 SQ FT / 23.8 SQ M

TOTAL = 2364 SQ FT / 219.7 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. (ID1013974)

Produced for Baileys Estate Agents

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