



Price Guide £585,000

Sunrays Cakeham Road, West Wittering, West Sussex PO20 8EB





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Sunrays is located on the favoured western side of East Wittering village in the Parish of West Wittering, close to local shops and amenities comprising a detached 3 bedroom property, located on a generous garden plot with current planning consent WW/23/02262/DOM for a single storey rear extension, with first floor side extensions and addition of dormers to north and south elevations.

The property is approached via a gated gravel driveway, with ample parking and a large expanse of lawn and a pleasant south facing aspect. The rear garden is mostly lawned with a patio area, plus a large timber outbuilding/workshop and greenhouse.

There is a glazed porch opening into the sitting room which includes a feature fireplace to one wall, with doors from the sitting room leading into the dining room and conservatory beyond. There is a separate kitchen with utility room adjoining with doors to the garden and an internal door leading into the garage. Also situated on the ground floor is bedroom 3 and a family bathroom with corner bath, wc, wash basin and shower.

Situated on the first floor are two bedrooms with eaves storage. Bedroom 2 includes a study area and south facing balcony overlooking the front garden. Also situated on the first floor is a separate shower with wc and wash basin.

The planning consent granted WW/23/0226/DOM dated March 4th 2024 provides for a transformative overhaul of the existing property and would provide a larger floor area with an open plan lounge, diner and kitchen plus a ground floor bedroom, dressing room and ensuite.

On the first floor there would be three further bedrooms including one en-ensuite and a family bathroom.

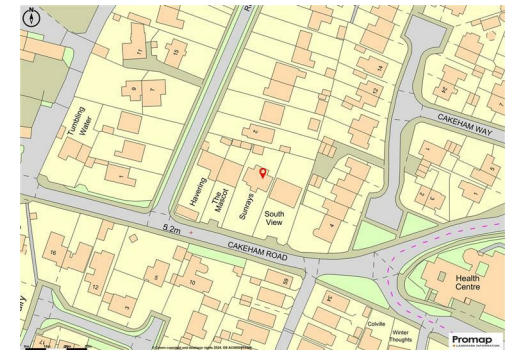
Copies of the drawings, correspondence and consent are available to view and download on line from Chichester District Council's website - <https://www.chichester.gov.uk/viewplanningapplications>





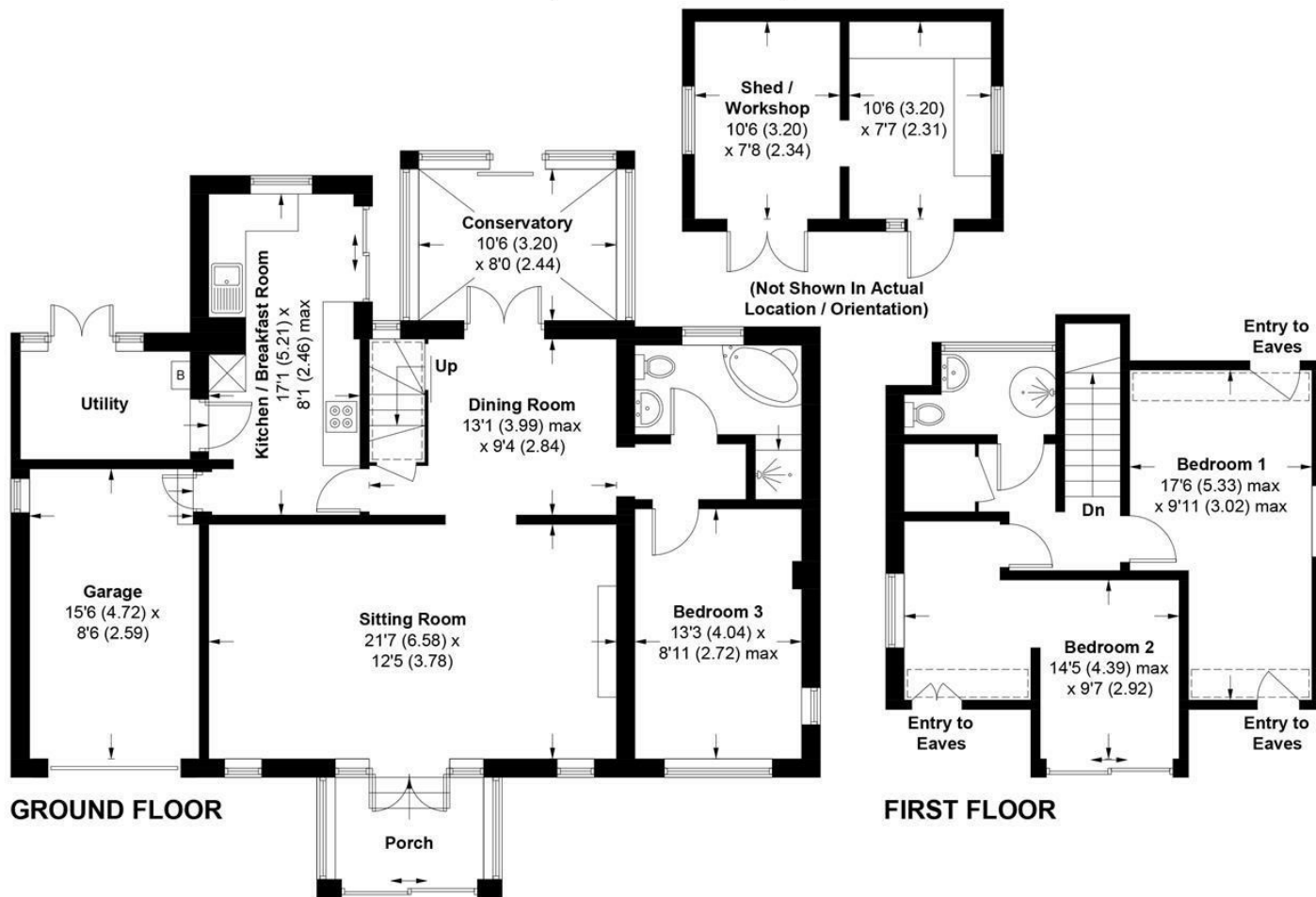






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APPROXIMATE GROSS INTERNAL AREA = 1539 SQ FT / 143.0 SQ M
SHED / WORKSHOP = 166 SQ FT / 15.4 SQ M
TOTAL = 1705 SQ FT / 158.4 SQ M
(INCLUDING GARAGE)



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. (ID1056026)

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