



Bell & Blake
SALES & LETTINGS

FOR SALE

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7 Seafeld Close, East Wittering, Chichester, West Sussex PO20 8DP

Asking Price £775,000

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- › Under 300m from East Wittering Beach!
- › Stunning extended detached house with versatile accommodation
- › Corner plot overlooking a protected green
- › Off road parking for multiple vehicles
- › 3 or 4 double bedrooms

Located under 300m from East Wittering beach is this stunning extended versatile detached property on a corner plot overlooking a protected green.

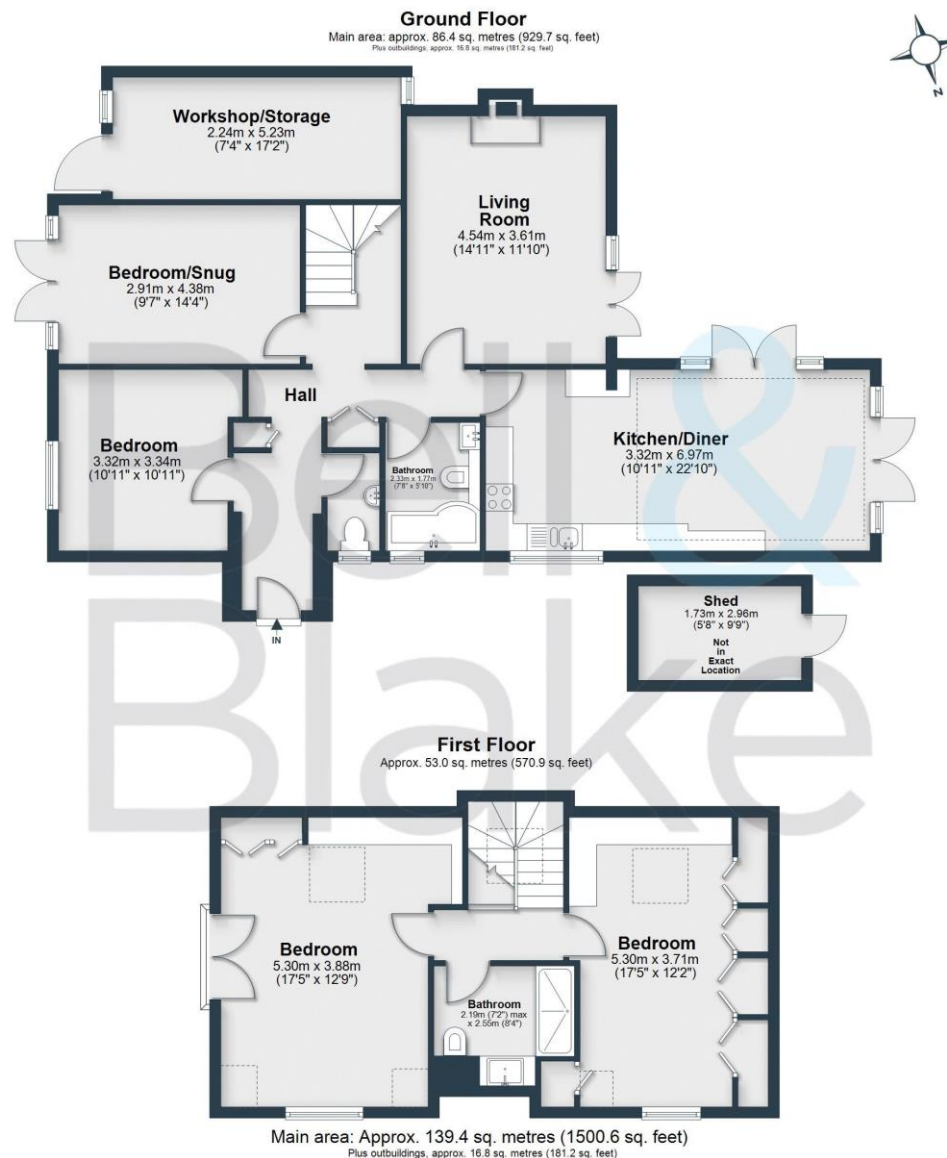
The property boasts a kitchen diner with vaulted thermal glass ceiling and a lounge with wood burning stove and patio doors to a secluded courtyard. The rest of the property has versatile accommodation and can be set up as 4 double bedrooms (2 upstairs, 2 downstairs) with 2 reception areas or 3 double bedrooms, 3 reception areas. There is a bathroom to each floor and a downstairs cloakroom. There is also a large storage room/workshop with electrics (similar to the size of a single garage) plus a garden shed.

Outside to the front of the property there is off road parking for multiple vehicles.

There are gardens to all sides, with the South and Westerly sections offering a great level of seclusion. An internal viewing is essential to appreciate all the property has to offer.

Council Tax Band: D





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Plan produced using PlanUp.

These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentaries or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreages, estimated square footage, planning/building regulations status or the availability/operation of services and/or appliances. Therefore prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	69	80
England & Wales <small>EU Directive 2002/91/EC</small>		
<small>WWW.EPC4U.COM</small>		

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