



2 Old Barn Court

An attractive, detached house just a stones throw from the beach at East Wittering and situated in an exclusive gated development.



- ▶ Exclusive Gated Development
- ▶ Spacious Living Area
- ▶ Three Double Bedrooms
- ▶ No Forward Chain
- ▶ Well Presented Throughout
- ▶ Kitchen and Utility Room
- ▶ Landscaped, Private Garden
- ▶ A Stones Throw from the Beach

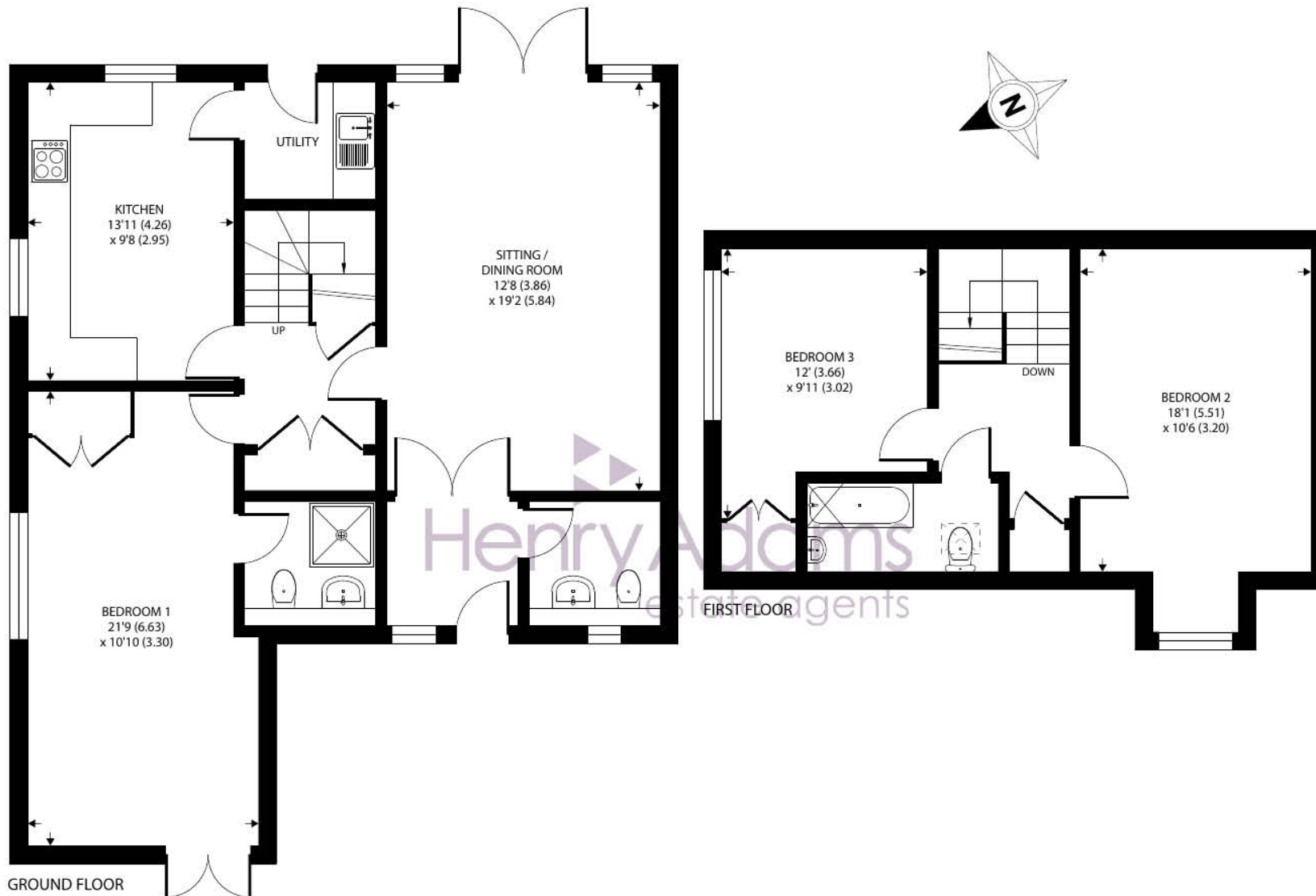
Positioned within an exclusive gated beachfront development, 2 Old Barn Court is a detached house conveniently located just moments from East Wittering beach. Its attractive brick and flint frontage adds character to the property, which is being offered for sale with no forward chain.

Inside, the entrance hall welcomes you with ample light and leads to a spacious 19' sitting room with direct access to the garden. An inner hall connects to a well-fitted kitchen boasting a comprehensive range of wall and base units, along with integrated appliances, and a separate utility room. The principal bedroom, meticulously extended for added space and convenience, features an en suite shower room, built-in wardrobes, and double doors opening onto a courtyard area to the front of the property.

Ascending the stairs, you will find two further double bedrooms, both equipped with fitted wardrobes, and a fully fitted family bathroom. One of the bedrooms offers a partial view of the sea, adding to the property's coastal charm.

Outside, a brick-paved driveway provides off-road parking at the front, along with a neat courtyard area adjacent to the main bedroom. The east-facing rear garden offers a peaceful setting, with a lawn and patio area perfect for outdoor dining, all enclosed by mature hedging to ensure privacy.





2 Old Barn Court, Barn Walk, East Wittering, Chichester

Approximate Area = 1299 sq ft / 120.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Henry Adams. REF: 1123210

Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.

Location

Situated very close to the beach in the coastal Village of East Wittering, some 7 miles to the south-west of the City of Chichester. The beach here enjoys views towards the Isle of Wight and is popular with windsurfers. The village offers a range of facilities including: infants/junior school, GP surgery, chemist, dentist, library and a range of quality, independent shops. There is also a regular bus service to Chichester which offers a full range of shops, leisure facilities, cinemas, restaurants, Festival Theatre and main line railway station. The world- famous Goodwood Racecourse and Motor Circuit are some 3 miles beyond Chichester.

Directions

From our office in Shore Road proceed in a southerly direction towards the beach taking the last left hand turning into Longlands Road. Follow the road, then take the first right hand turning into Barn Walk and continue for a short distance until you come to the last turning on the left just before the beach, into the gate entrance into Old Barn Court, where number 2 will be found a short distance in, on the right hand side.

