



## 8 Cunliffe Close

8 Cunliffe Close is a well-presented three-bedroom house, situated at the end of a quiet, private cul-de-sac in the heart of West Wittering.



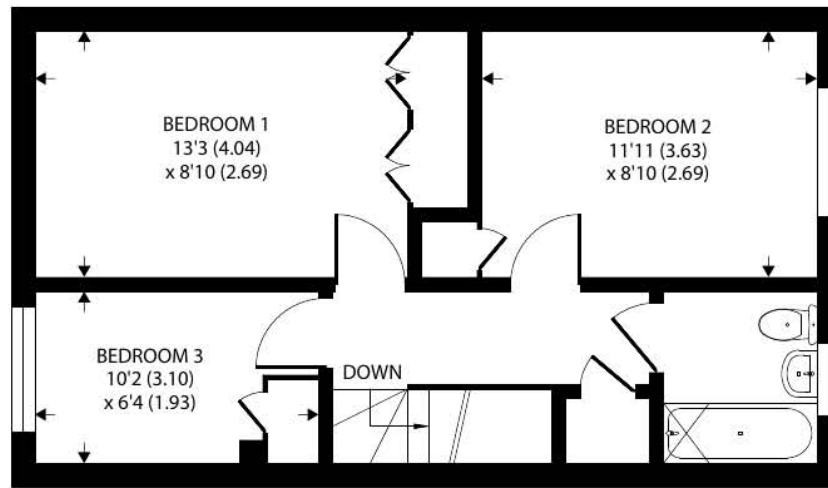
- ▶ Well Presented Throughout
- ▶ Sitting Room with Feature Log Burner
- ▶ Sun Room
- ▶ Low Maintenance Garden
- ▶ Sought After Location
- ▶ Modern Fitted Kitchen
- ▶ Three Bedrooms
- ▶ Garage and Parking
- ▶ Private Road

The property has a very welcoming feel upon entry and offers an excellent opportunity for a second residence moments from the beach or as a family home. The accommodation benefits from a light and spacious living room with a bay window seating area and a feature log burner, which leads through to the modern fitted kitchen, offering ample storage. The property has been extended at the rear to include a sun room, currently used as a dining room, ensuring plenty of natural light floods the kitchen and providing an ideal space for entertaining guests and enjoying family dinners, a convenient shower room completed the ground floor accommodation.

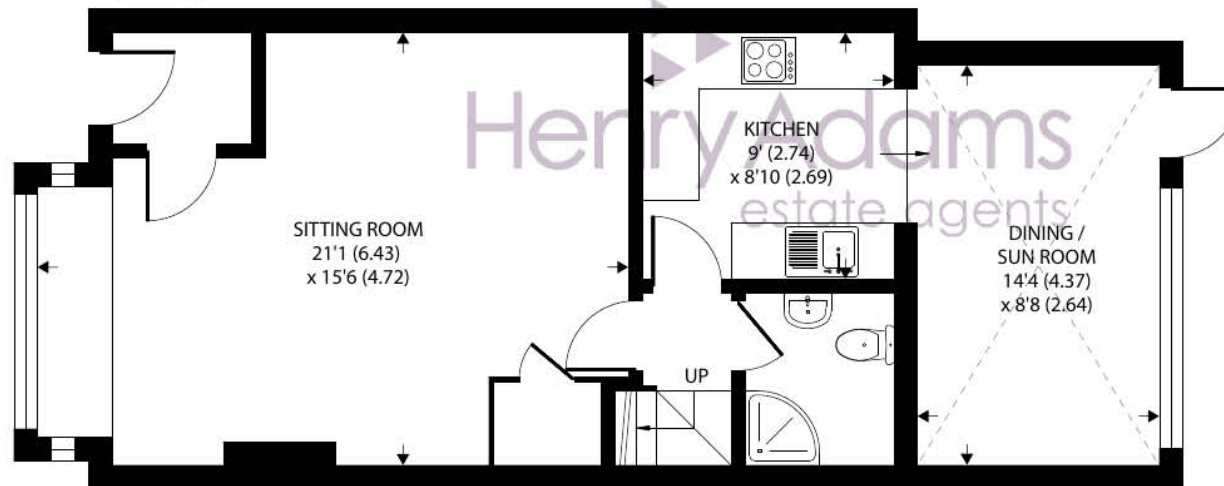
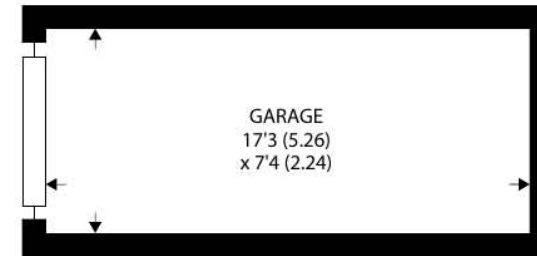
Ascending the stairs, you will find two double bedrooms, both benefiting from built-in storage. A further single bedroom can be found, offering an ideal space for guests, children, or those requiring a work-from-home space. A family bathroom equipped with a shower over the bath serves these rooms.

A door from the sun room lead to the rear garden, which is paved for easy maintenance. At the front of the property, there is a garden laid to lawn with a path leading to the front door. The property also benefits from a single garage in the nearby garage block, with parking to the front.





FIRST FLOOR



GROUND FLOOR



## 8 Cunliffe Close, West Wittering, Chichester

Approximate Area = 1028 sq ft / 95.5 sq m

Garage = 127 sq ft / 11.7 sq m

Total = 1155 sq ft / 107.2 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: 1138763

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

Located in the desirable coastal village of West Wittering, some 7 miles south-west of Chichester and voted amongst the top 10 coastal locations in the Sunday Times. The village enjoys a beautiful, sandy, Blue Flag beach with views towards the Solent and the Isle of Wight and there is an infant/junior school, cricket and football clubs and several small shops. Further facilities, located at East Wittering village, include: doctor's surgery, chemists, dentist, library and a range of quality, independent shops. There is also a regular bus service to Chichester with its full range of shops, cinemas, restaurants, Festival Theatre and main line railway station. The South Downs, Goodwood Racecourse and Motor Circuit are a short distance to the north of Chichester.

## FAQ

Gas Fired Central Heating

Mains Water and Drainage

Double Glazed Throughout

