









## Sadlesea, 29 Jolliffe Road

Sadlesea is a stunning 5 bedroom detached property, located less than 100m from the sea front.



- ▶ Over 2000sqft of accomodation
- ▶ Less than 100m from the Beach
- ▶ 5 Double Bedrooms
- ▶ Beautifully Landscaped Garden
- ▶ Sea Glimpses
- ▶ Seperate Outbuilding
- ▶ Off Road Parking
- ▶ Open Plan Living

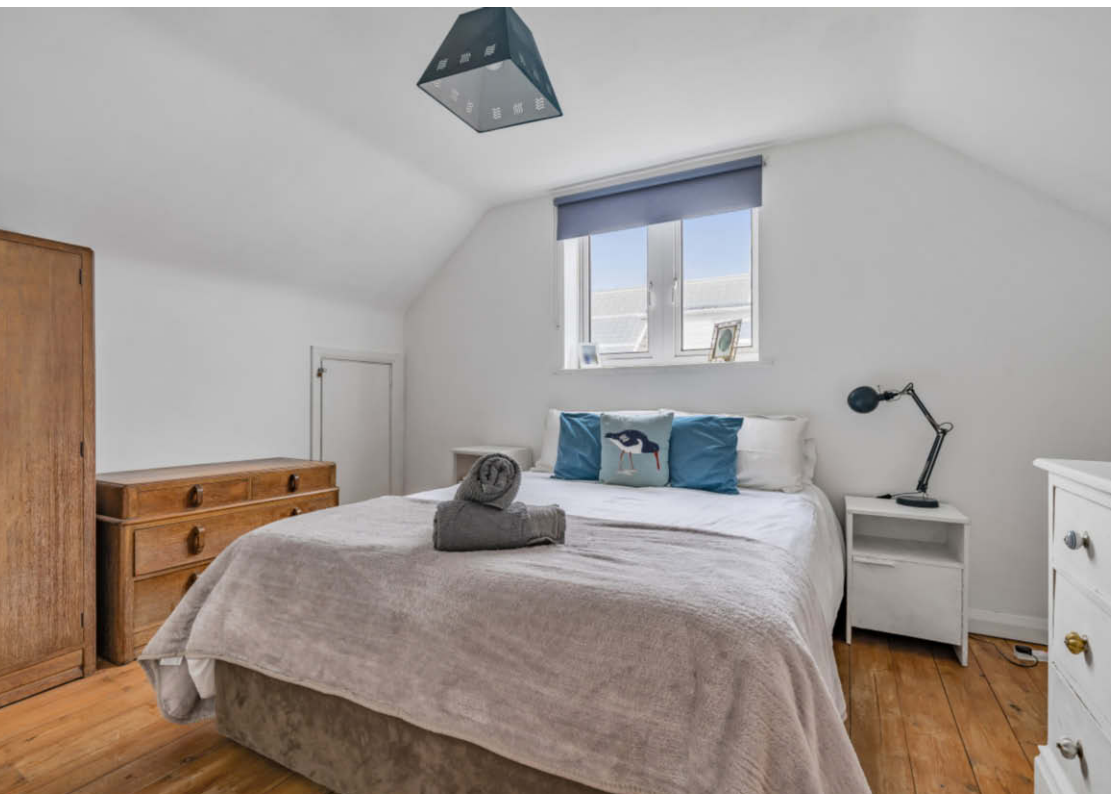
Sadlesea is a remarkable 5-bedroom detached house boasting over 2,000sqft of living space that perfectly combines the best of coastal luxury with modern convenience.

As you step inside, you'll be greeted by two generously sized bedrooms and a practical study or fifth bedroom to your left. A bright and spacious family room with a fantastic dual aspect and charming open fire which adds a touch of character can be found on your right.

Moving through the hallway, you'll discover the heart of the home – a sunlit, open-plan kitchen and dining area, perfect for family gatherings and entertaining friends. The abundance of natural light creates a welcoming and cozy atmosphere. Completing the ground floor is a family bathroom with a stand-alone bath and a handy utility room.

Heading upstairs, you'll find two more spacious double bedrooms and a second family bathroom, catering to the needs of a busy family life. With delightful views over the garden, the opportunity of a balcony presents itself to the rear, perfect for relaxation. Sadlesea also boasts beautifully landscaped front and rear gardens. The lush greenery and carefully designed hardscape areas provide a sense of peace and tranquillity. With ample parking and the soothing sounds of the waves as your backdrop.













Approximate Area = 1702 sq ft / 158.1 sq m  
 Outbuilding = 311 sq ft / 28.9 sq m  
 Sheds = 240 sq ft / 22.3 sq m  
 Total = 2253 sq ft / 209.3 sq m

For identification only - Not to scale



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.

## Local Area

The property is situated within the parish of West Wittering, some 7 miles to the south-west of Chichester. The beaches in the Witterings enjoy views towards the Isle of Wight and are popular with windsurfers. The village nearby (at East Wittering) offers a range of local facilities including: infants/junior school, GP's surgery, dentist, library, 2 mini supermarkets and a range of quality independent shops. There is also a regular bus service to Chichester with its wide range of shops, 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 north to Cakeham Road, turn left, and at the junction turn left again, take the second left down Jolliffe Road, continue down Jolliffe Road and Sadlesea can be found around 3/4 of the way down on the left hand side.

## Additional Information

The property includes a versatile outbuilding that can be adapted to suit your specific needs. Whether you desire an extra guest bedroom, a dedicated home office, or even a self-contained living area, this space offers endless possibilities for personalisation. Positioned less than 100 meters from the beach, you have direct access to the stunning coastline.





