



2 Southdowns View, East Wittering

A three bedroom contemporary town house situated in a convenient location with spectacular views.



- ▶ **Three Double Bedrooms**
- ▶ **Study**
- ▶ **En Suite to Principal Bedroom**
- ▶ **Walking Distance of the Beach**
- ▶ **Beautifully Presented**
- ▶ **Open Plan Living**
- ▶ **Downstairs Cloakroom**
- ▶ **Off-Road Parking**
- ▶ **Spectacular Views**
- ▶ **Remainder of the LABC Warranty**

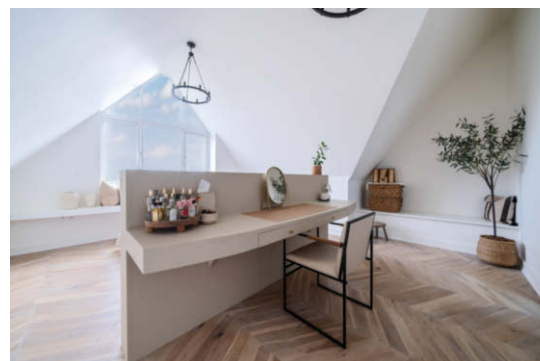
2 Southdowns View is a contemporary house presented in excellent condition, this spacious property offers open plan living to the ground floor with a high specification kitchen featuring integrated AEG appliances. Bi-fold doors lead to a patio, providing a relaxing space for dining and entertaining.

Upstairs, the accommodation provides two bedrooms on the first floor with a family bathroom. The main bedroom is situated on the second floor featuring a vaulted ceiling, dressing room and luxury en suite. The property has beautiful views across the South Downs further enhancing its appeal.

The driveway to the front provides off-road parking for two cars.

Conveniently situated within walking distance of local shops in Bracklesham Bay and East Wittering village centre with all amenities. The local bus route is nearby and the beach is minutes away .

Additionally, the property benefits from the remaining term of an LABC warranty.





Approximate Area = 1427 sq ft / 132.5 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.

Location

Situated within Bracklesham Bay, a coastal village located some 7 miles to the south-west of the City of Chichester. The beach enjoys views across The Solent to the Isle of Wight and is popular with windsurfers and divers. The village itself offers a local convenience store/post office and further amenities can be found at the nearby village of East Wittering, including: infants/junior school, GP surgery, chemist, dentist, library, post office, butcher, fishmonger, baker and greengrocer. There is also a regular bus service to Chichester City centre which offers a full range of shops, restaurants, leisure facilities, cinemas, Festival Theatre and main line railway station. The world- famous Goodwood Racecourse and Motor Circuit are some 3 miles beyond Chichester.

FAQ

Chichester District Council Tax Band D

