





30 Locksash Close

West Wittering, Chichester

Situated in the heart of West Wittering village, this well-designed extended detached property is offered with no forward chain.

- Five Bedrooms
- Detached House
- Open Plan Kitchen/Sitting/Dining Room
- Downstairs Bedroom
- Downstairs Shower Room
- Popular Cul-de-Sac
- Conveniently Situated for Locals Shops and Bus Route
- Near the Beach and Sand Dunes at East Head
- Offered with No forward Chain

Location

Situated in the sought-after village 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 Kite surfers and windsurfers. The village offers several shops and the local bus route to Chichester. The village of East Wittering is nearby with a range of facilities including:-infants/junior school, GP's surgery, dentist, library, 2 mini supermarkets and a range of independent shops. The regular bus service to Chichester with its wide range of shops, cinema, restaurants, Festival Theatre and mainline station is nearby. The world-famous Goodwood Racecourse and Motor Circuit are some 3 miles beyond Chichester.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

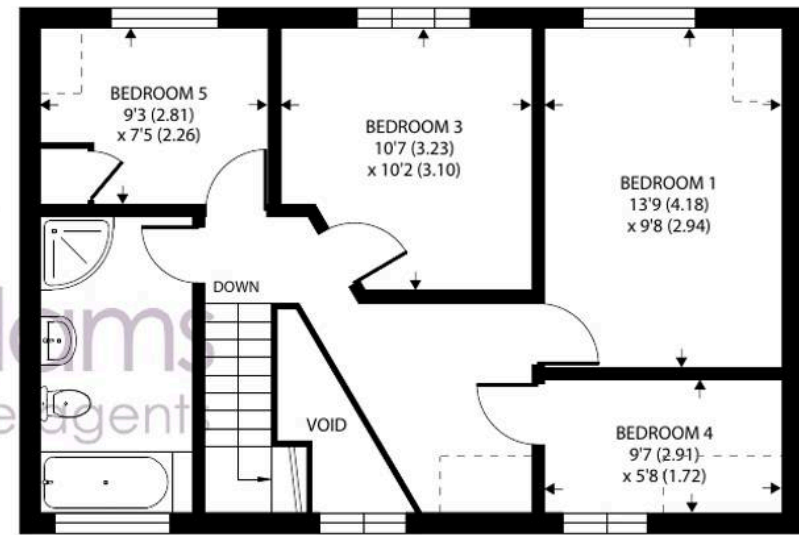






GROUND FLOOR

Denotes restricted
head height



FIRST FLOOR

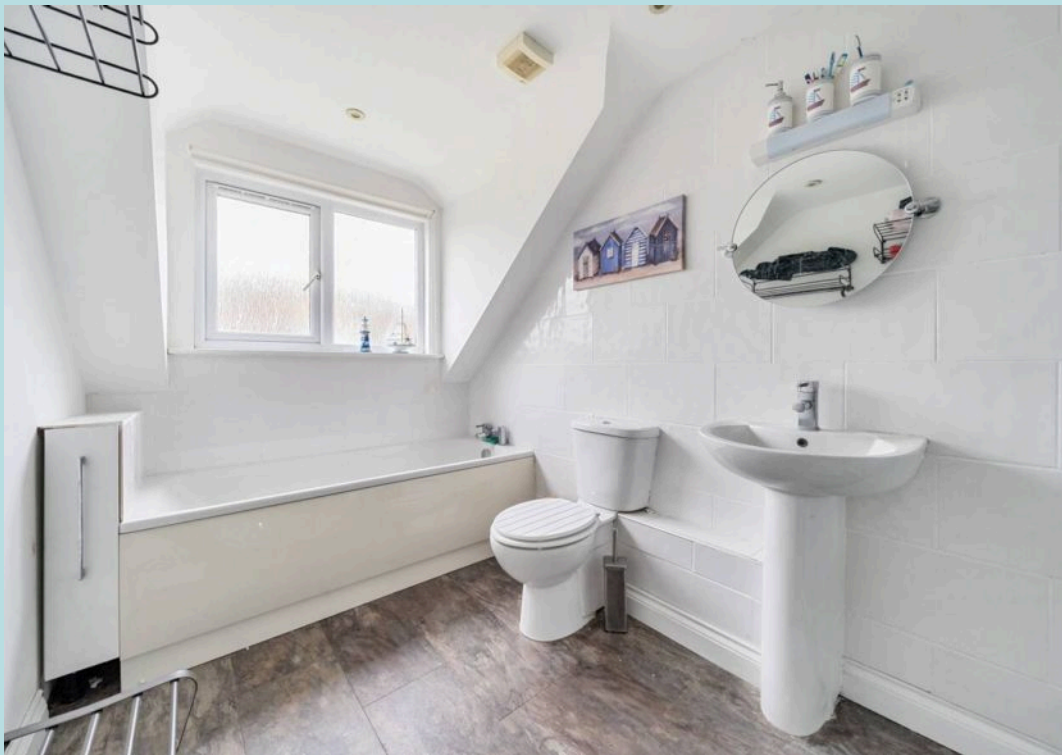
Approximate Area = 1376 sq ft / 127.8 sq m (excludes void)

Limited Use Area(s) = 30 sq ft / 2.7 sq m

Total = 1406 sq ft / 130.5 sq m

For identification only - Not to scale







30 Locksash Close

West Wittering, Chichester

Situated in a popular cul-de-sac in the heart of West Wittering village with local shops and bus route to the Cathedral City of Chichester, 30 Locksash Close is an individually designed and extended detached five bedroom property. The beach and sand dunes at East Head are within walking distance.

A generous entrance hall leads to a spacious open plan kitchen/sitting room. This space is filled with natural light featuring a skylight and patio doors across the full width of the property opening onto the rear garden. Furthermore, there is extra space to the side of this room for dining. The modern kitchen is well-equipped with integrated appliances and neutral décor. There is a double bedroom downstairs and a good-sized shower room.

Upstairs the property boasts two double bedrooms and two single bedrooms, the principal bedroom overlooks the rear garden. All serviced by a family bathroom with bath and separate shower.

Outside, the private rear garden is primarily laid to lawn with hedge borders and a patio area. A summer house situated at the end of the garden has potential to provide a home/office. There is a storage room suitable for sports equipment. To the front, the driveway provides parking for two vehicles.

The property is situated in a popular cul-de-sac in the heart of West Wittering village with local shops and bus route. The beach and sand dunes at East Head are within walking distance.



Henry Adams – East Wittering

Henry Adams LLP, 14 Shore Road, East Wittering – PO20 8DZ

01243 672721 • eastwittering@henryadams.co.uk • www.henryadams.co.uk/

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