



Price Guide £1,200,000

Wellsfield, West Wittering, Chichester, West Sussex PO20 8LH





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The property enjoys a lovely backdrop to the rear overlooking paddocks, approximately 1 km walk from the beach.

Approached via a gated driveway, the gravelled area provides off road parking for a number of cars. The front porch leads into the inner hall with cloakroom and stairs rising to the first floor. The two reception rooms include a snug which could be used as an office/study or ground floor 5th bedroom.

The sitting/dining room is a spacious twin aspect room over looking the front and rear gardens with fireplace feature. The kitchen/dining room situated across the back of the property has an extensive range of floor and wall mounted units with fitted worktops and integrated appliances including oven and hob, fridge/freezer, microwave and dishwasher. There is a separate utility room with plumbing for washing machine and tumble dryer.

The first floor landing area leads to the owners suite, comprising bedroom and ensuite. The second bedroom also has an ensuite and there are two further double bedrooms and a family bathroom.

The secluded rear garden enjoys a lovely rural vista over neighbouring paddocks and includes a timber

summerhouse with side pedestrian access to the front garden.

The integral garage has an up and over door to the front with boiler room and rear pedestrian door.

The property is available to purchase with no forward chain and for several years Baileys have managed the property for the current owner as a holiday rental and we can highly recommend Warblers as an ideal permanent or holiday home purchase.

Viewing is highly recommended.







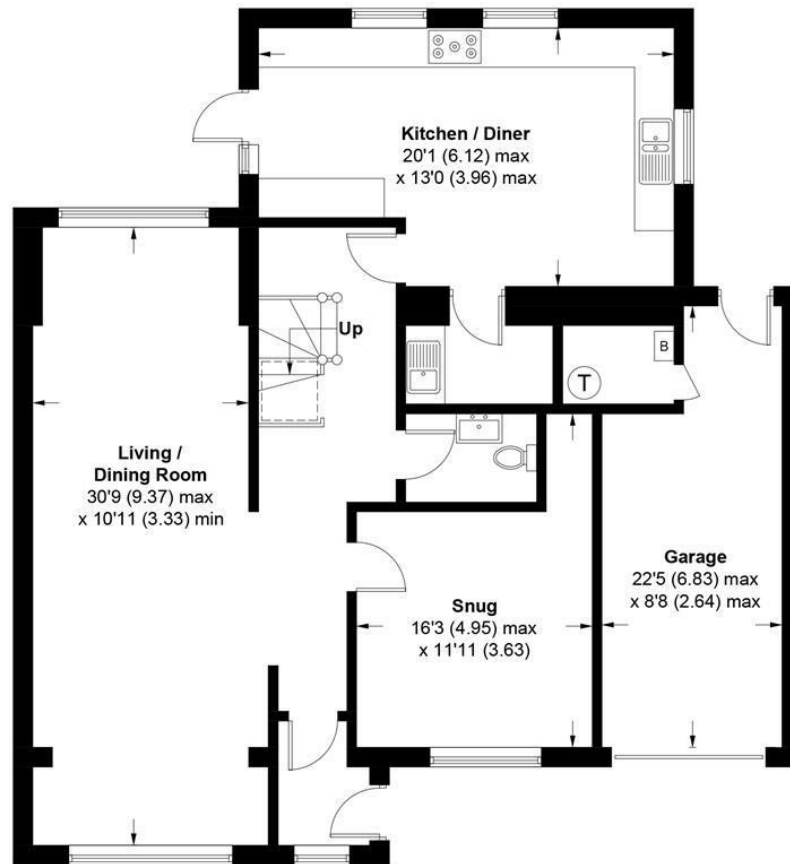


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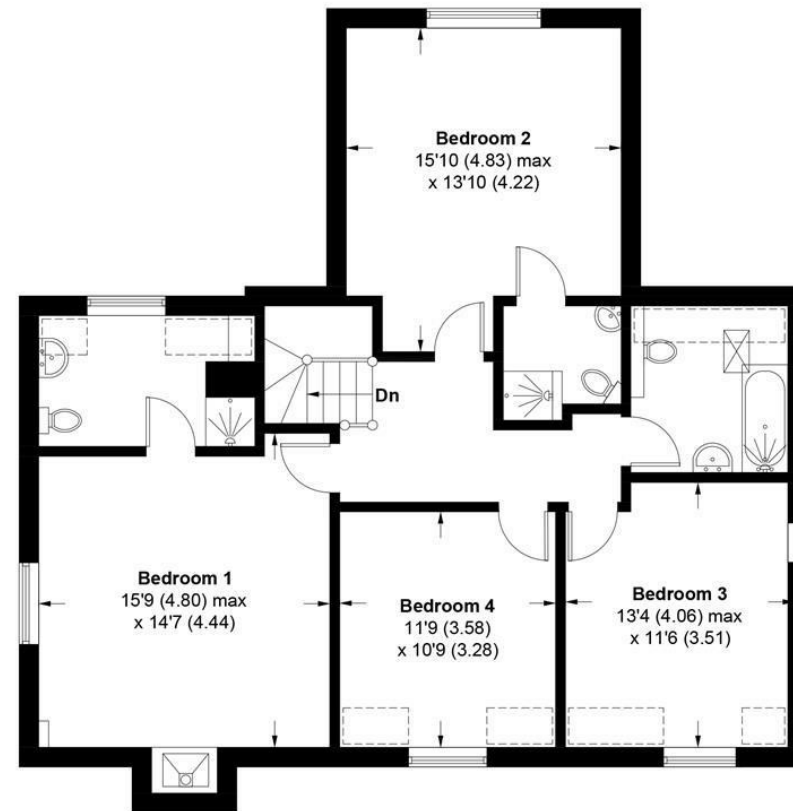
APPROXIMATE GROSS INTERNAL AREA = 2044 SQ FT / 189.9 SQ M

GARAGE = 204 SQ FT / 19.0 SQ M

TOTAL = 2248 SQ FT / 208.9 SQ M



GROUND FLOOR



FIRST FLOOR

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1064232)

Produced for Baileys Estate Agents

Working in co-operation with the owners we have tried to be accurate and informative in the presentation of our property details. Baileys would advise that no representations or warranties are made or given in respect of the condition of any items mentioned in the Sales Particulars. If however, you are not sure about a particular point please contact us to verify the information. This is especially important if viewing the property involves travelling some distance.