



Price Guide £625,000

31 Locksash Close, West Wittering, Nr Chichester, PO20 8QP





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Number 31 Locksash Close is situated in a tucked away position in the heart of the village within approximately 1 mile from the stunning West Wittering beach and 1/2 mile from Snowhill Creek and Chichester Harbour.

The deceptively spacious accommodation including garage is approximately 1,383 sqft and includes a vaulted ceiling to one of the two reception rooms and an easily maintained suntrap, courtyard rear garden.

Upon entering the property, the entrance porch leads into the inner hall with cloakroom/shower room, three bedrooms and a family bathroom which includes a bath, wash basin bidet and wc.

From the inner hall is a glazed doorway leading into an 'L' shaped triple aspect lounge/dining room including french doors opening into the courtyard paved rear garden. The kitchen/breakfast room beyond with part vaulted ceiling is fitted with an extensive range of floor and wall mounted cupboards with fitted worktops, inset sink with mixer tap, fridge/freezer, eyelevel cooker, hob washing machine and dishwasher. There is a recess providing an informal dining area overlooking courtyard rear garden.

Adjoining the kitchen/breakfast room is a further twin aspect reception room with vaulted and beamed ceiling, feature fireplace and bay window and personal door into the rear garden. There is a small lobby with a small office/study and

a personal door leading into the single garage.

The property has a driveway with off road parking and a single garage. The front and rear gardens are paved with a gated side pedestrian access from front to rear.

The rear sun trap garden is a sheltered haven with some mature trees and shrubs affording a good degree of privacy.

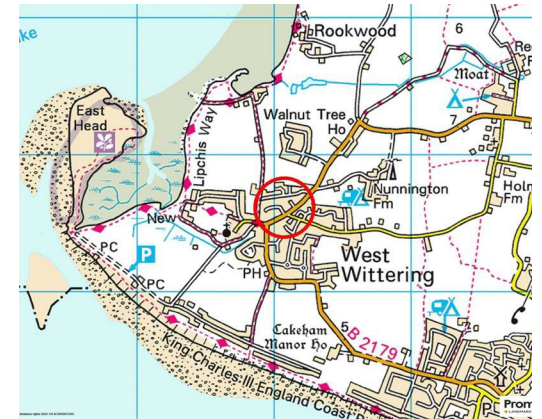
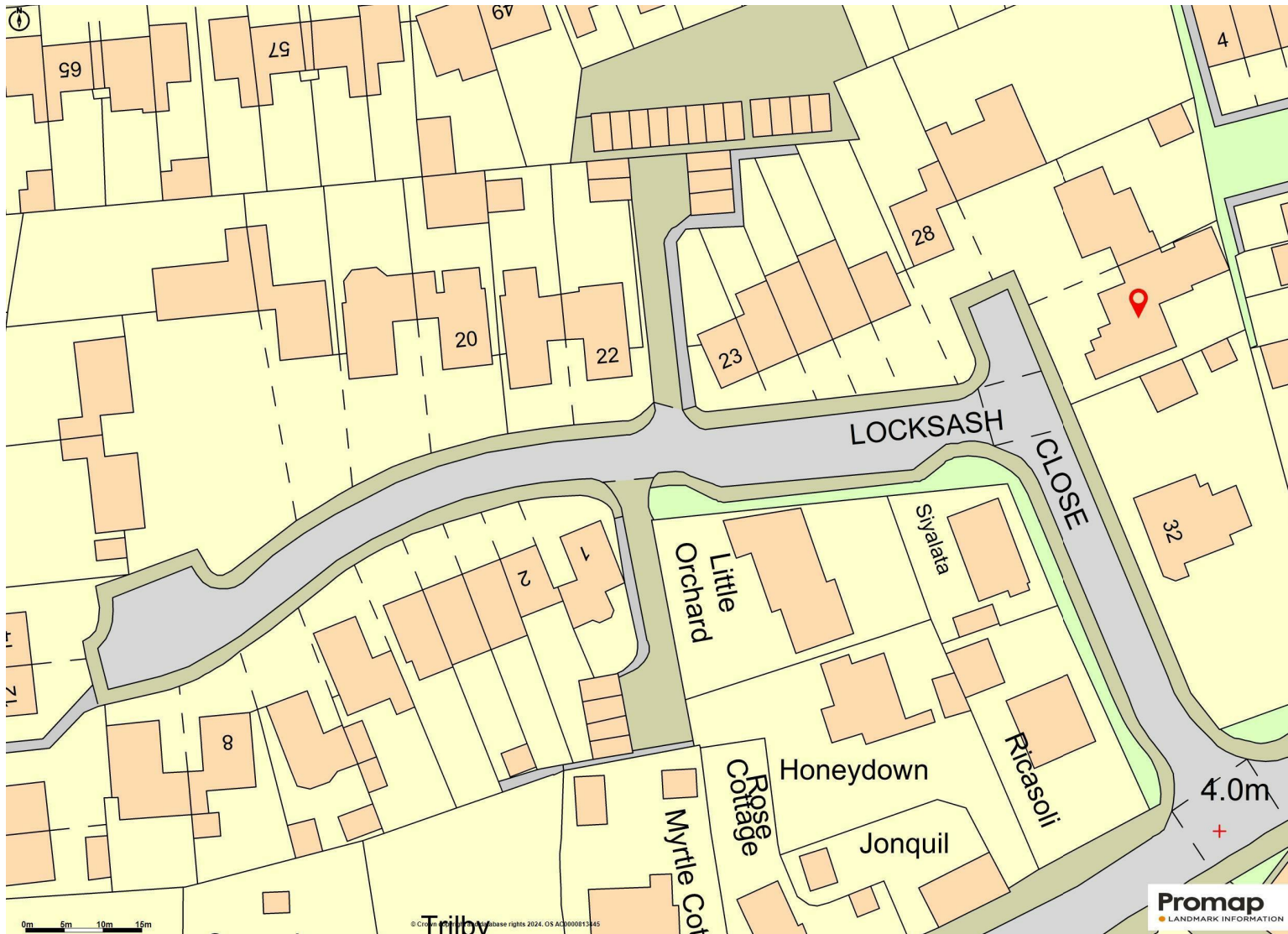
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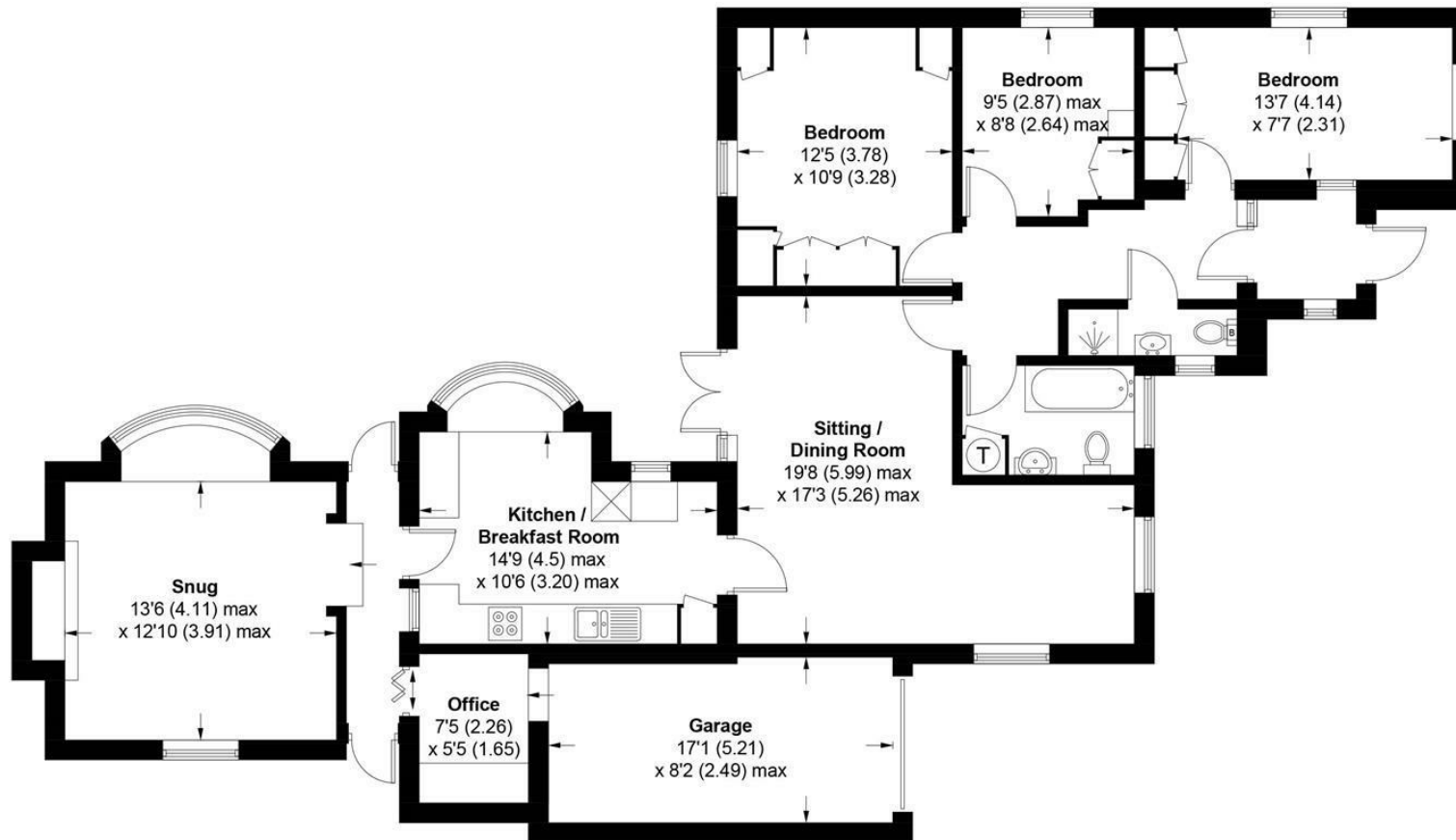






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APPROXIMATE GROSS INTERNAL AREA = 1383 SQ FT / 128.5 SQ M
(INCLUDING GARAGE)



GROUND 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. (ID1084436)

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