



Price Guide £800,000

Roshanara Marine Drive, West Wittering, West Sussex PO20 8HE





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A spacious detached, 4 bedroom family home situated on a lovely corner plot garden, with ample off road parking to both the front and rear located within approximately 50m of the beach in a sought after location just west of the village in the Parish of West Wittering.

Roshanara has been successfully let as a holiday home for a number of years by Baileys and has proved a popular holiday home with flexible family sized accommodation and the nearby proximity of the beach.

The property is entered via the entrance porch leading into entrance hall with cloakroom and personal door to the garage.

The main reception room comprises 4 open-plan reception room areas including a formal sitting room area with corner feature fireplace and stairs rising to the first floor with arch leading into the dining area with extensive views and doors opening into the rear garden, with part glazed doors opening into the garden room and family room adjoining.

The twin aspect kitchen/breakfast room with a range of floor and wall mounted cupboards and drawers with fitted worktops including an inset sink with mixer tap, integrated breakfast bar area, stainless steel range cooker, filter hood and extractor, fridge/freezer, washing machine and dishwasher. Side door to garden.

On the first floor there is a landing area. Bedroom 1 comprises a twin aspect and includes an ensuite bathroom including free standing bath with shower/mixer tap, w.c. and wash basin. There are three further bedrooms plus a family bathroom with bath, w.c. wash basin and separate shower cubicle.

Outside is an integral single garage with off road parking to the front.

There are good sized, corner plot gardens to the side and rear, with a southerly aspect decked area adjoining the rear of the property.

Double gates provide additional off road parking with vehicle access from Marine Drive.

All mains services.

Viewings by appointment with Baileys - please contact us on 01243 -672217





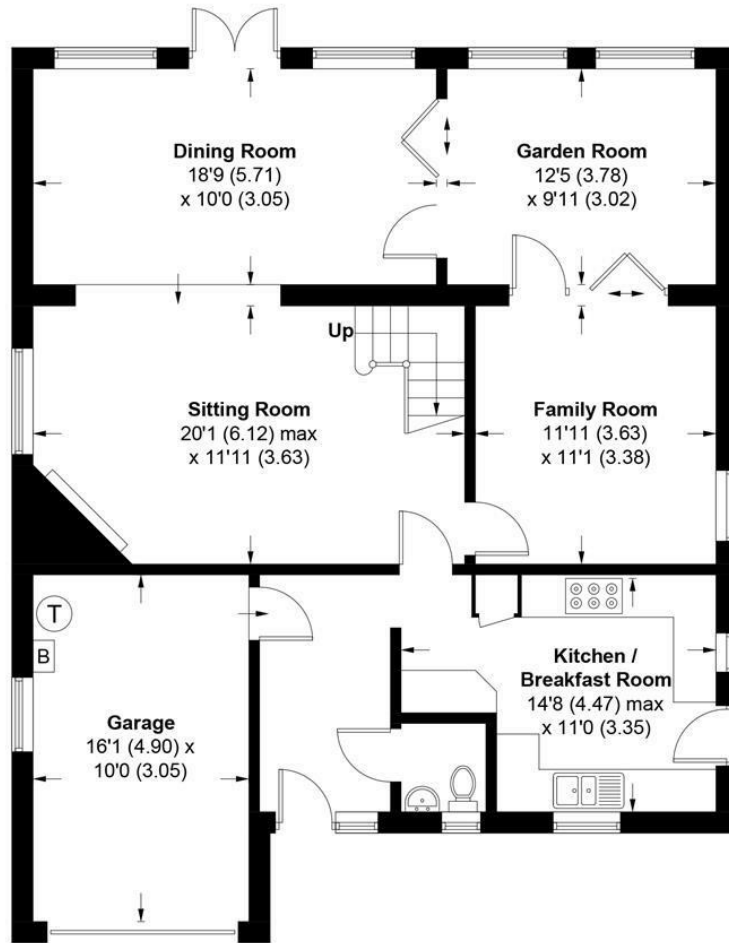




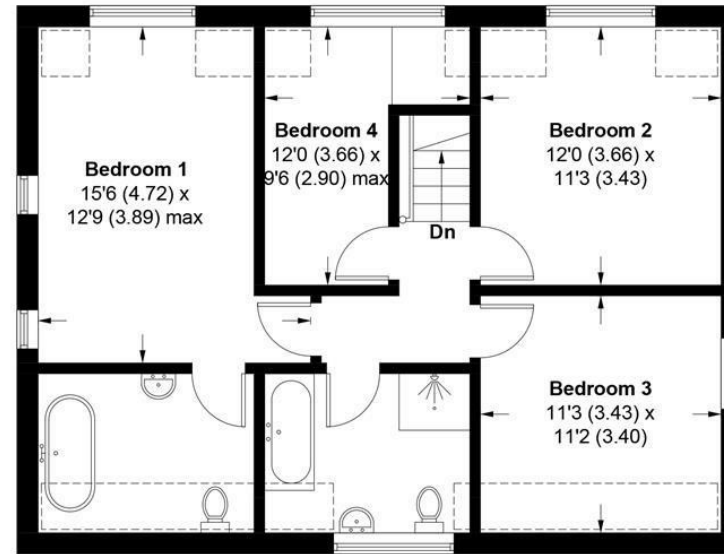


Roshanara 29, Marine Drive, PO20 8HE

APPROXIMATE GROSS INTERNAL AREA = 1889 SQ FT / 175.5 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. (ID1116504)

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