



Price Guide £475,000

4 The Close, East Wittering, PO20 8FT





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Situated within a gated courtyard development, 4 The Close comprises a mid - terraced mews style home, offering deceptively spacious, well presented accommodation of over 2,000 sqft, arranged on two floors.

Upon entering the property, you step into a large reception hallway area with an extensive range of storage cupboards and a staircase ascending to the first floor sleeping quarters, with four generously sized bedrooms including two ensembles and a family bathroom.

The inner hall area leads toward the large twin aspect sitting/dining room with feature fireplace, log burner and log store to side, with French doors opening into the courtyard rear garden.

The kitchen/breakfast room includes a range of floor and wall mounted cupboards with extensive fitted worktops including inset sink, oven, hob and extractor above. In addition on the ground floor is a large utility/cloakroom and a second reception/family room which could be used as a study/5th bedroom, with French doors opening into the courtyard rear garden.

Outside there is allocated car parking spaces for two cars adjacent to the property entrance. To the rear is a courtyard style, easily maintained garden area offering a high degree of privacy.

The property is located toward the northern outskirts of East

Wittering village close to other residential properties, a small redundant church ( now a museum), a residential care home and a light industrial estate. An extensive range of local shops, facilities and the beach are available approximately 1/2 a mile away in East Wittering village.

Mains services are connected - Water, electricity, drainage and gas.

Agents note: The current owner had been looking to buy in the area several years ago and was predominately searching for a bungalow. Although 4 The Close did not match the buyers requirements, a recommendation to view was made by the selling agent and once viewed, an immediate decision was made to purchase. We therefore highly recommend a viewing, to fully appreciate all this spacious family home has to offer.











## 4, The Close, PO20 8FT

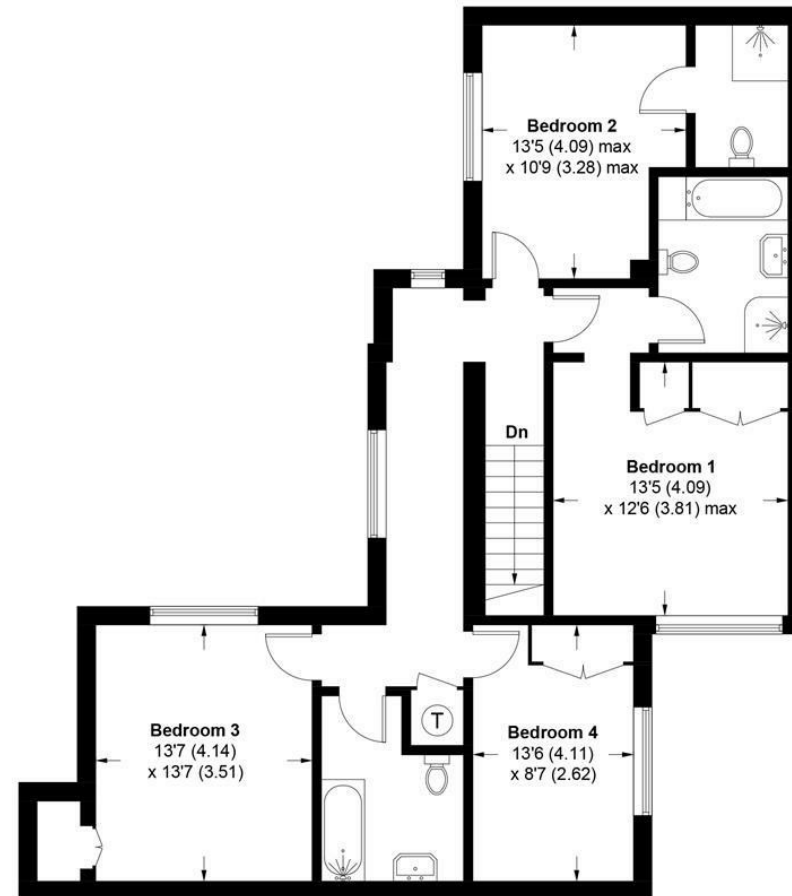
APPROXIMATE GROSS INTERNAL AREA = 2161 SQ FT / 200.8 SQ M

OUTSIDE CUPBOARD = 15 SQ FT / 1.4 SQ M

TOTAL = 2176 SQ FT / 202.2 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. (ID1031105)

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