



Price Guide £750,000  
1 Marine Drive, West Wittering, PO20 8HE







2



3



2



D



D

A beautiful renovation job by a highly respected local developer, this house would make a fantastic modern home or perfect lock-up and leave holiday retreat located just 150 metres from the beach. This great home is also primely positioned for the convenience of East Wittering village and is only 5 minutes walk from the wide array of local shop's, cafes and restaurant's this quaint and highly desired village has to offer.

This property has just undergone extensive renovation and modernisation turning it into a beautiful house with lovely contemporary living features. The large kitchen which has been finished with high quality materials such as the Caesarstone mineral worktops, sleek Howdens kitchen units and appliances such as the Hisense fridge-freezer and dishwasher, plus the Samsung smart oven and ceramic hob which has been incorporated with exceptional craftsmanship- In this house the kitchen really is the heart of the home.

Adjoining the kitchen is a handy utility room lined with more of the high-quality work tops and sleek kitchen units with spaces for full sized washing machines and tumble dryers.

Fresh white walls, numerous windows, Velux's and quality wooden flooring throughout the ground floor, combined with the south-facing rear aspect, provide an abundance of light across all living areas, encapsulating the feeling of being Seaside. The dual entrance living/dining room is the perfect space for socialising, gathered round the original fireplace or lounging by the French doors with sea air flowing from the rear garden. The neatly designed doorway creates flexibility to turn half of the room into additional sleeping space by adding a door or curtain where the original wall has been removed. The ground floor accommodation is

completed with a double bedroom and ensuite shower room with a tiled walk-in shower, WC, basin and heated towel rail.

The first floor has been newly carpeted throughout the stairs, landing and two bedrooms which are generously sized providing ample space for a double bed with additional bedroom furniture. Both rooms are serviced by a substantial family bathroom which oozes charm and luxury from the heated tiled flooring, precise and neat tiling, freestanding bath, spacious walk-in shower, gold finishings and LED vanity unit and basin.

The renovation of the property continues outside where all new windows, doors and garage doors have been installed and the brickwork has been rendered all helping to protect from the elements and increasing thermal efficiency. The South-facing rear garden has been completely re-landscaped and lawnsced with new fencing creating a perfectly private and enclosed outside social space. At the front of the property there is private driveway parking for 2 cars with an additional space in the attached single garage. The Single garage has been freshly painted throughout with brand new front and rear doors installed and has access from the rear garden. Furthermore, there is pitched roof space which could be boarded to create additional storage for water sports equipment and beach toys.

This property is being sold with immediate availability, please contact Baileys on 01243 672217 to arrange your appointment.

Virtual Tour: <https://my.matterport.com/show/?m=W1S5RjBUL7p>















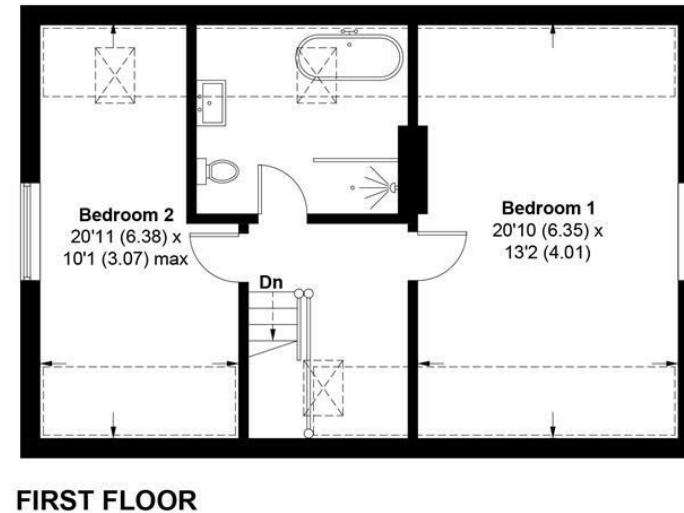
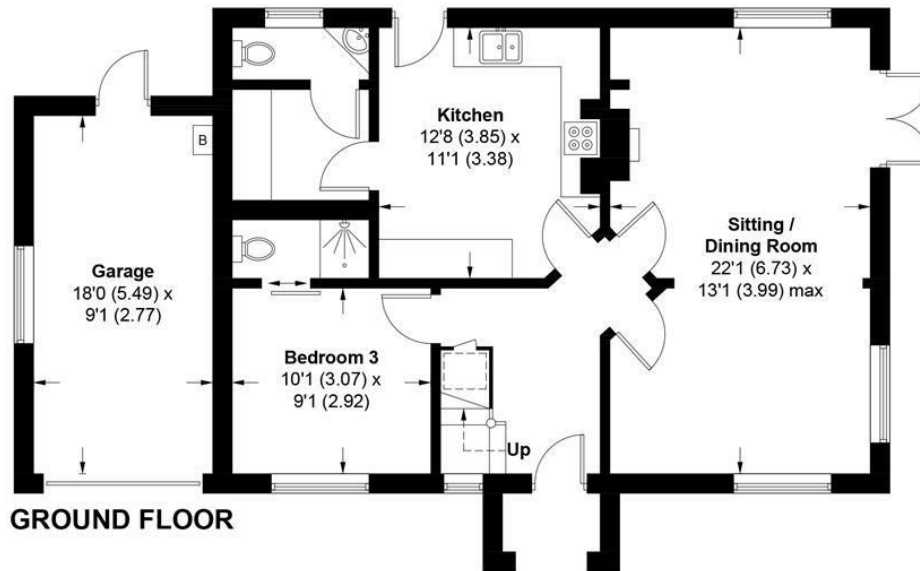


# 1, Marine Drive, PO20 8HE

APPROXIMATE GROSS INTERNAL AREA = 1397 SQ FT / 129.8 SQ M

GARAGE = 164 SQ FT / 15.2 SQ M

TOTAL = 1561 SQ FT / 145.0 SQ M



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. (ID1140581)

**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.