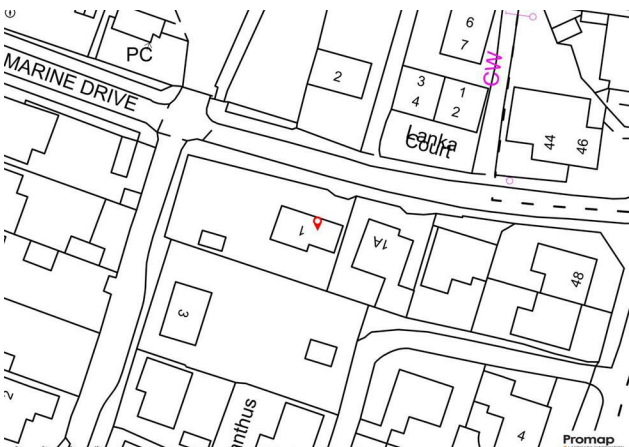




Price £925,000  
1 Marine Drive, West Wittering, PO20 8HE





1



3



2



D



D

A chance to acquire this site with which presents fantastic development opportunities and is positioned on a highly regarded road just 150 metres from the Beach and moments away from the centre of East Wittering village.

The site measures 0.14 acres in total and currently has approved planning for the extension and remodelling of the existing cottage to form a Grand 4-bedroom, 4-bathroom family home with a separate garage and studio measuring 2937sqft. (Artist impression images and proposed floorplans on the advert) Full details of this planning consent can be viewed on Chichester District Councils planning portal using reference 23/02898/DOM

The existing cottage has recently undergone renovation and is now an immaculate 3-bedroom, 2-bathroom modern home with a enclosed, south facing rear garden and has excellent potential as a lock up and leave Holiday home or Holiday Let.

The current garden plot measures 0.07 acres or 315m<sup>2</sup>.

For any potential purchase of the whole site the sellers will offer a discounted sale price when compared to acquiring the two sites separately.

Please contact the office for more information or to arrange a viewing- 01243 672217









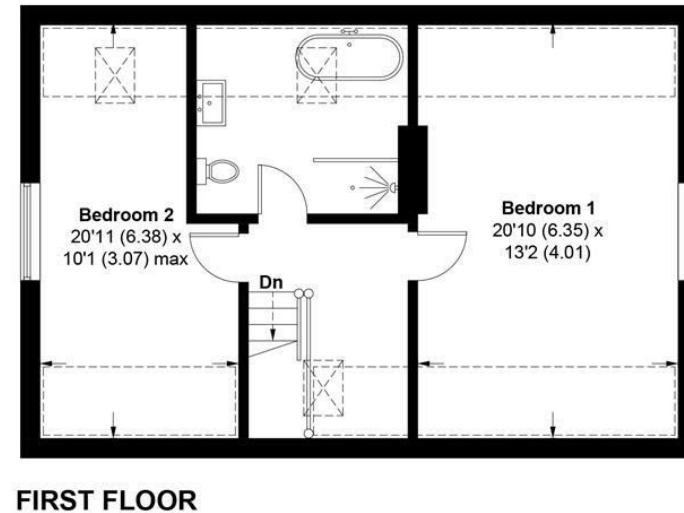
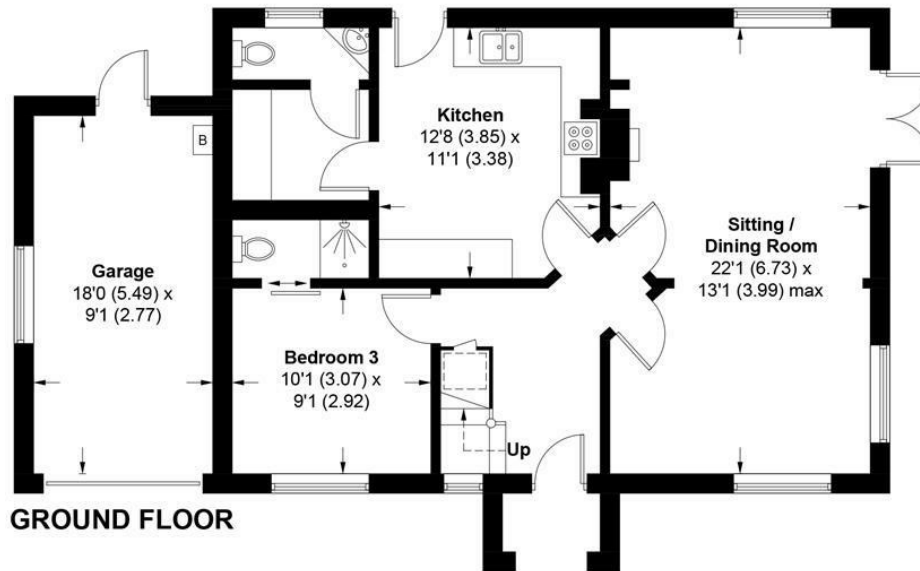


# 1, Marine Drive, PO20 8HE

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.