



Price Guide £800,000

'Sunray', 4 Coney Close, East Wittering, Nr Chichester, West Sussex PO20 8BX

BAILEYS



01243 672217



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'Sunray' is an attractive and spacious three-bedroom detached bungalow of over 1500sqft with the advantage of a private southerly facing rear garden, off road parking for several vehicles and a large garage. Situated in a quiet cul-de-sac, this Bungalow has wonderful accessibility to the vast array of village shops and is only a short walk to East Wittering beach. This position makes it an ideal holiday home or permanent seaside residence.

The Bungalow is benefitted by light interiors, a spacious floorplan and since ownership has undergone new plumbing and radiators and a refresh to the interior. The property features a large living room measuring 24'0 ft x 17'2 ft with wooden flooring, a sliding door to the rear garden and incorporates some bespoke joinery forming the tv stand, wood store and the Woodburner. There is a well-equipped kitchen with high quality appliances and a door leading into the adjoining conservatory. There is existing planning consent for these areas to be extended and the conservatory replaced with a purpose-built garden/sunroom adding a roof lantern and bi-folding doors on the south and west elevations. Full details of this application can be viewed on Chichester Councils planning portal using reference - 23/00038/DOM.

The 3-bedrooms are spaciouly laid out and all have built in wardrobes. The principal bedroom is generously proportioned with multiple floor-to-ceiling wardrobes, a versatile dressing room or lounge space, ensuite toilet and sliding doors into the rear garden. There is a stylish, modern shower room which is neatly positioned to service all three bedrooms

Outside the property sits in Lawned South-facing rear gardens, a paved front driveway which provides ample parking for multiple vehicles and has a pitched roof single garage which supplies fantastic storage for water sports equipment and workshop opportunities.

Viewing is highly recommended and can be arranged by contacting our office on 01243 672217.

Enclosed Entrance Porch: Part brick construction with upvc framed double glazed units.

Entrance Hall: Access to loft space.

Kitchen/Breakfast Room: (SW) Range of wall and floor cupboard units with 'Neff' 5 ring gas hob, built in 'Neff' double oven, integrated dish washer, space and plumbing for washing machine, space for fridge/freezer. Door to conservatory.

Living/Dining Room: (SW and SE)) Bespoke joinery to create media shelf with joining woodstores and wood burner. Sliding patio doors leading out to a paved patio and the south facing rear garden.

Conservatory: (NE, NW and SW) Part brick construction with upvc framed double glazing and insulated covered roof. Radiator, Ceramic tiled floor. Double doors leading out to a brick paved patio and the garden.

Principal Bedroom: (SW) Built in wardrobes along one wall, dressing/lounge area, Sliding doors leading out to a paved patio and the garden

En-Suite Cloakroom: w.c. and contemporary style vanity unit.

Bedroom Two: (NE) Built in, floor-to-ceiling wardrobes along one wall, Bay-window and radiator.

Bedroom Three: Built in wardrobe, radiator.

Family Shower Room: Shower cubicle with glass screen, Heated towel rail, WC. and wash basin with vanity unit and mirror.

Outside:

The established gardens are laid to lawn with flower/shrub/borders and enclosed with brick walls and close boarded fencing to boundaries.

Brick laid driveway with parking for several vehicles leading to a brick built Garage:

Garage:

Roller door, racking space for surfboards/watersports equipment and workshop area.

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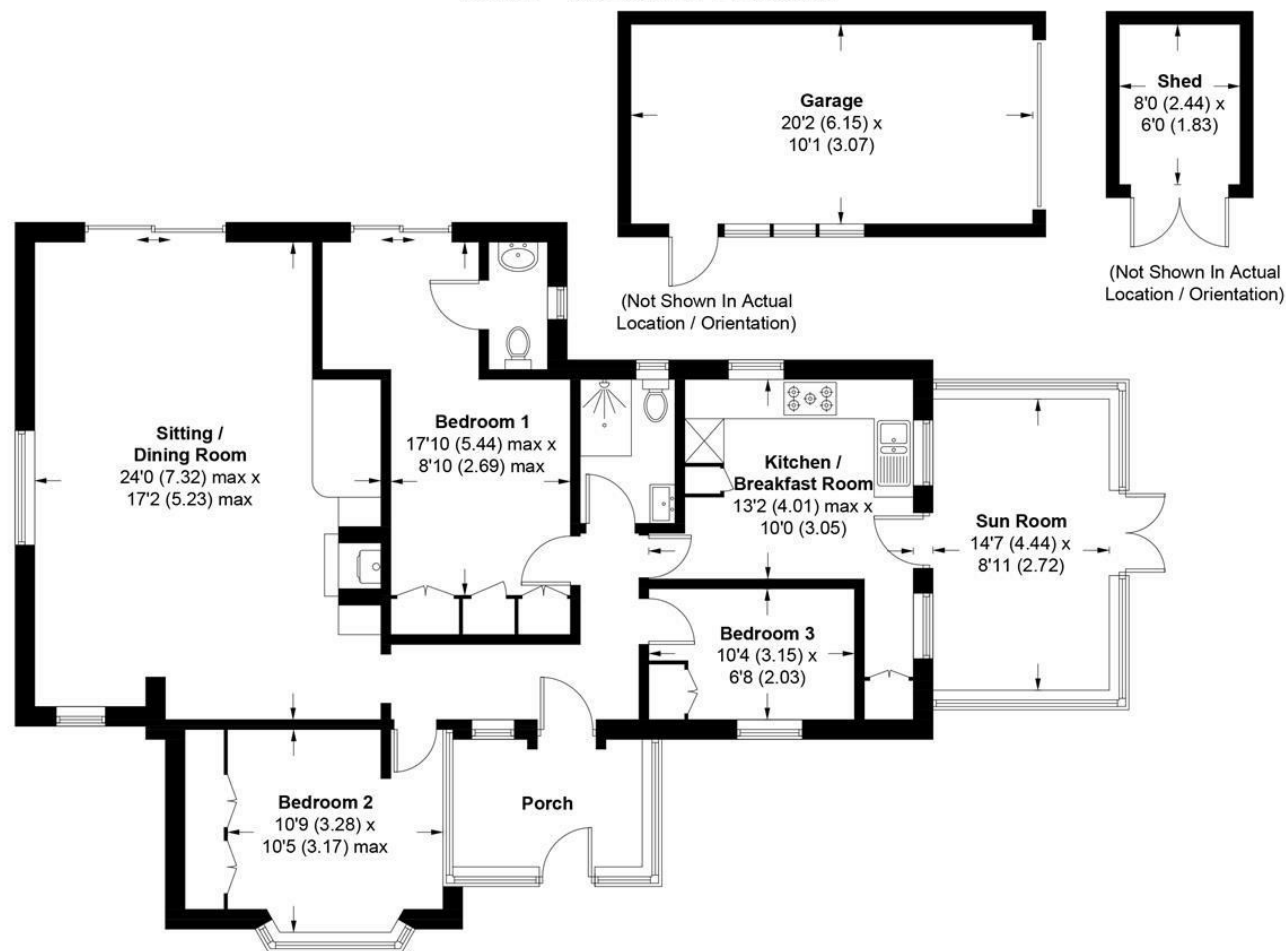


Sunrays, 4, Coney Close, PO20 8BX

APPROXIMATE GROSS INTERNAL AREA = 1283 SQ FT / 119.2 SQ M

GARAGE / SHED = 251 SQ FT / 23.3 SQ M

TOTAL = 1534 SQ FT / 142.5 SQ M



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. (ID1195730)

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