



Guide Price £1,050,000

6 Old Barn Court, Barn Walk, East Wittering, Nr Chichester, PO20 8DG

BAILEYS





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Located on East Wittering's popular sea-front, with panoramic views across The Solent and towards The Isle of Wight and benefitting from direct beach access, this superb, contemporary Townhouse is now for sale with no forward chain.

Built in 2004 to a high specification by renowned local developer 'Seawards' this is just one of seven dwellings situated on this select, private, gated waterside community which used to be the site of the locally iconic Old Barn Hotel.

These unique properties come with the enormous benefits of: a first floor living arrangement, a south facing balcony with a spiral staircase leading you onto a private rear garden with access to the beach, a second floor mezzanine study with sea view, large vaulted ceiling kitchen with an extended service hatch into the Living/dining room, Three double and one single bedrooms, Three bath and shower rooms, fantastic ground floor storage with an integrated single garage and a reserved car parking space.

Whilst being freehold the Estate is managed by Oyster Estates and there is a small service charge payable for electric gate maintenance. Contribution to more extensive maintenance is required on an ad-hoc basis.

Viewing is highly recommended and can be arrange with the office on 01243 672217

Entrance Hall: Utility cupboard, coat cupboard, door into garage.

Bedroom 2: Fitted wardrobes, Radiator.

Family Bathroom: Bath with handheld shower, Wash basin with

vanity unit, WC, mirror.

Bedroom 4: French doors to rear garden.

Master Bedroom: Double built in wardrobe, door to rear garden.

Ensuite Shower Room: Shower cubicle, Wash basin, heated towel rail, mirror, WC.

Shower Room: Shower cubicle, Wash basin, Mirror, WC.

Bedroom 3: Built in wardrobe, Radiator.

Kitchen: Vaulted ceiling, Velux style window, Double electric oven, Butler-style double sink, Gas hob with extractor fan, Service hatch into Sitting/Dining Room.

Sitting/Dining Room: Impressive sea views, freestanding Wood burner, radiator, French doors to South-facing Balcony.

Mezzanine Study: Triangular window with panoramic sea views, Radiator.

Outside: South facing balcony with panoramic over the Solent to the Isle of Wight. South facing, private rear garden with direct beach access. Private, gated car park with one allocated car parking space and guest parking.

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**6 Old Barn Court, Barn Walk, PO20 8DG**  
 APPROXIMATE GROSS INTERNAL AREA = 1914 SQ FT / 177.8 SQ M  
 (INCLUDING GARAGE / EXCLUDING VOIDS)



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. (ID1207068)

**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.