



Price Guide £895,000

Little Orchard, Locksash Close, West Wittering, Nr Chichester, West Sussex PO20 8QP

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A wonderful modern home situated in the heart of West Wittering village just 3/4 mile from the famous Blue-flag sandy beach and providing excellent privacy from neighbouring properties.

Little Orchard is an extremely versatile and unique property offering spacious accommodation and established pretty gardens. Originally single storey, the property underwent a first-floor extension and now provides four bedrooms, a separate study, three modern bathrooms, a utility room, a spacious open plan kitchen/family room and a large sitting room. The extension has also been cleverly designed to provide the option of annexe accommodation with a separate entrance to the staircase if desired.

Outside, the property enjoys well established and attractive front and rear gardens which are both lawned with plant and tree borders. The rear garden also consists of a detached garden studio with power, a large composite decking and patio seating perfectly positioned to take full advantage of the afternoon and evening sun provided by the property's West-facing position.

There is a private, gated driveway with parking for multiple cars and rear entrance into the garden.

Viewing is highly recommended!

Entrance Hall: Coat cupboard, laminate flooring.

Utility/Laundry Room: Washing machine, stainless steel sink and draining board and fitted cupboards.

Study: Window with garden views, radiator.

Family Bathroom 1: Tiled inset bath with shower over, wash basin, vanity mirror, WC and heated towel rail, loft access.

Principal Bedroom: Built in double wardrobe cupboard, radiator.

Ensuite Shower Room: Tiled walk-in shower cubicle, Wash basin, chrome heated towel rail, WC.

Bedroom 2: Double wardrobe cupboard, radiator.

Open-plan Kitchen/Dining/Family Room: Bi-fold doors into rear garden, inset Wood burner, Breakfast bar, integrated fridge/freezer, 7-ring Range cooker, integrated dishwasher, inset double stainless steel sink. Large pantry/understairs cupboard.

Sitting Room: Bi-fold doors, radiators.

Entrance Hall 2: Stairs to first floor.

Family Bathroom 2: Tiled inset bath with shower over, chrome heated towel rail, wash basin, WC.

Bedroom 3: Double aspect windows, Built in sliding wardrobe, large cupboard, radiator.

Bedroom 4: Double aspect windows, radiator.

Outside: Front and rear lawned gardens with plant and tree borders. Rear side patio and decking, studio/shed with internet and power. Private gated tarmac driveway with parking for multiple vehicles.





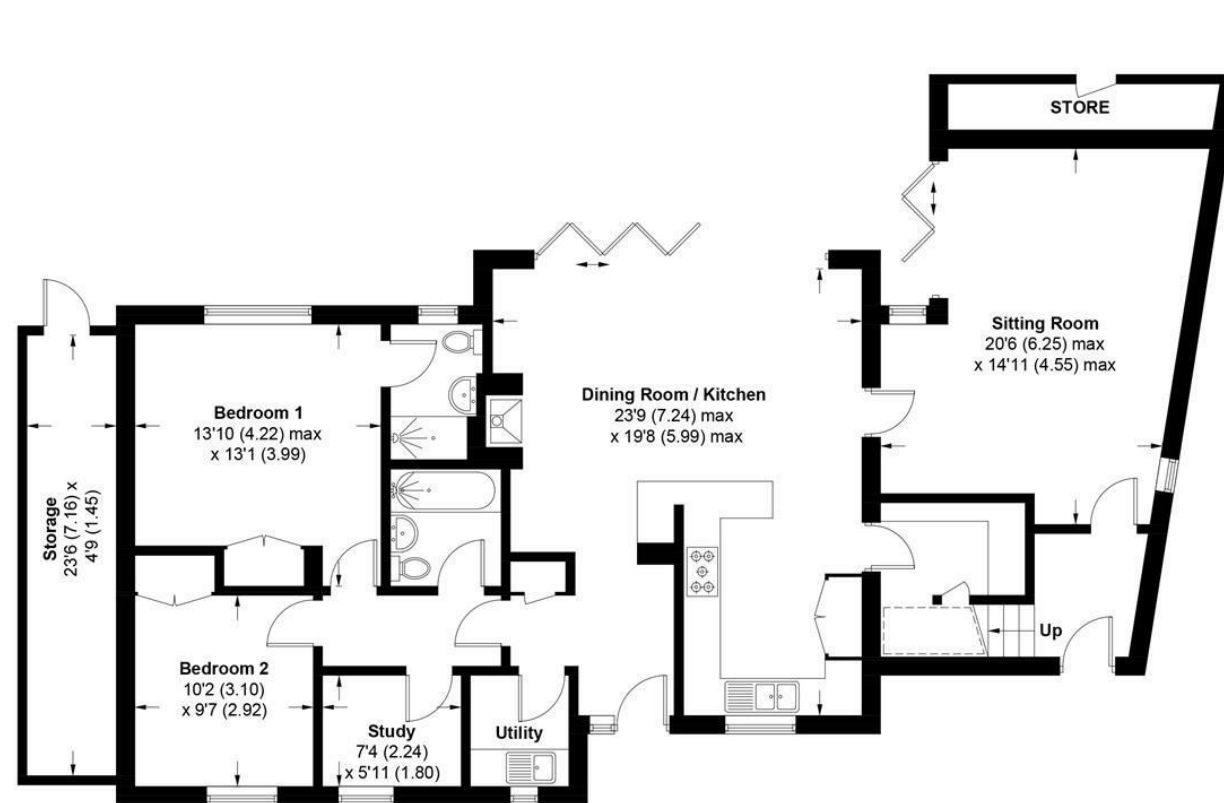




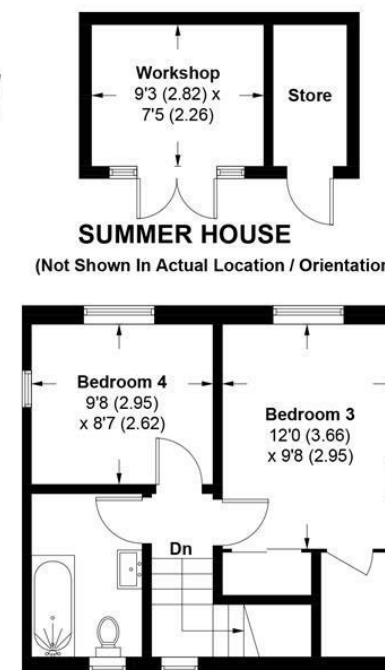


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APPROXIMATE GROSS INTERNAL AREA = 1897 SQ FT / 176.2 SQ M
(INCLUDING ATTACHED STORAGE)
OUTBUILDING = 102 SQ FT / 9.5 SQ M
TOTAL = 1999 SQ FT / 185.7 SQ M

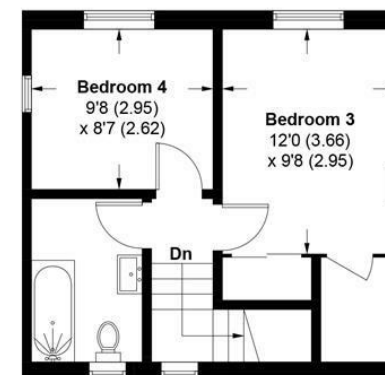


GROUND FLOOR



FIRST FLOOR

SUMMER HOUSE
(Not Shown In Actual Location / Orientation)



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. (ID1241322)

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