



# 8 Elms Way, West Wittering, West Sussex, PO20 8LS

Guide Price £1,450,000

Discover the epitome of coastal living in this exquisite four-bedroom detached house, nestled on a private road in the sought-after West Wittering area, less than a mile away from the popular 'Blue Flag' sandy beach. This 2,407 sqft (including garage) home seamlessly marries modern elegance with coastal charm. A stand out feature is the striking glass-balustraded staircase that welcomes you as you step through the front door.

The heart of the home, a contemporary kitchen and breakfast room with all the required appliances seamlessly integrated, opens into a conservatory which serves as an idyllic vantage point for enjoying the meticulously maintained rear garden. Also accessed from the kitchen and secondary porch is the particularly handy boot/utility room, ideal for washing down the dog after an afternoon stroll along the beach. The house also features a spacious sitting room with gas fire, versatile dining room, offering adaptability as a study or snug to cater to individual lifestyle preferences. Completing the ground floor accommodation is the conservatory and separate cloak room.

Upstairs you will find four well-appointed bedrooms, providing ample space for family and guests. Notably, the main bedroom includes a tastefully designed en suite, adding a touch of luxury to daily living, a modern family bathroom suite serves the remaining bedrooms. Outside, a lush and mature garden awaits, complete with flourishing fruit trees, beautiful borders, and an inviting Indian sandstone patio. A shed provides storage space for gardening enthusiasts. Parking is a breeze with a double garage at the front and plenty of additional parking spaces, ensuring the utmost convenience and security.



## LOCATION

West Wittering is a coastal village renowned for its beautiful sandy beach which was awarded its 'Blue Flag' status in 2003 and is regularly featured in the national media as one of the top coastal locations in the country. The National Trust Reserve at East Head is a designated site of special scientific interest and offers wonderful walks over the sand dunes and views across the The Solent to the Nab Tower & the Isle of Wight. The local area is served by selection of independent shops as well as a primary school and leisure facilities at Harbour Way Country Club. A more comprehensive range of amenities including a doctors surgery, chemist, dentist and a wide selection of quality shops and mini supermarkets can be found at nearby East Wittering village. Chichester is some 8 miles away and has a mainline station with services to London (Victoria & Gatwick), whilst Havant to the West has a fast service to London Waterloo.

## Tenure

Freehold

## Council Tax

Band F

## EPC

D

Sitting Room 21'1" (6.43m) x 12'2" (3.71m)

Conservatory 21'9" (6.63m) x 10'1" (3.07m)

Kitchen/Breakfast Room 21'1" (6.43m) x 13'3" (4.04m)

## Utility

Dining Room 12'8" (3.86m) x 7'10" (2.39m)

Bedroom 1 19'3" (5.87m) x 9'10" (3m)

## En Suite

Bedroom 2 11'11" (3.63m) x 10'4" (3.15m)

Bedroom 3 12'4" (3.76m) x 8'10" (2.69m)

Bedroom 4 14'2" (4.32m) x 6'5" (1.96m)

Garage 18'7" (5.66m) x 17'9" (5.41m)






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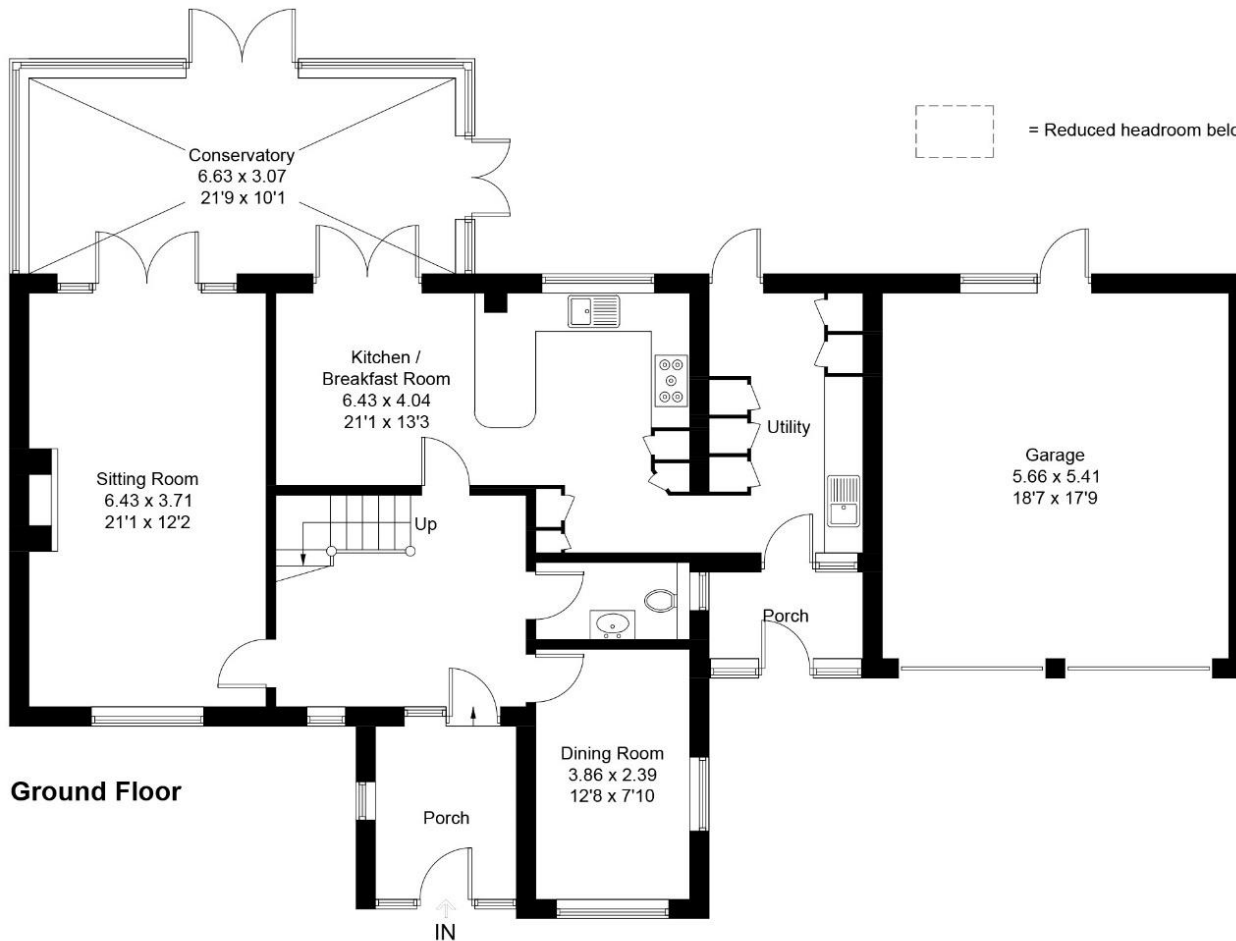
Approximate Gross Internal Area = 192.7 sq m / 2074 sq ft

Garage = 30.9 sq m / 333 sq ft

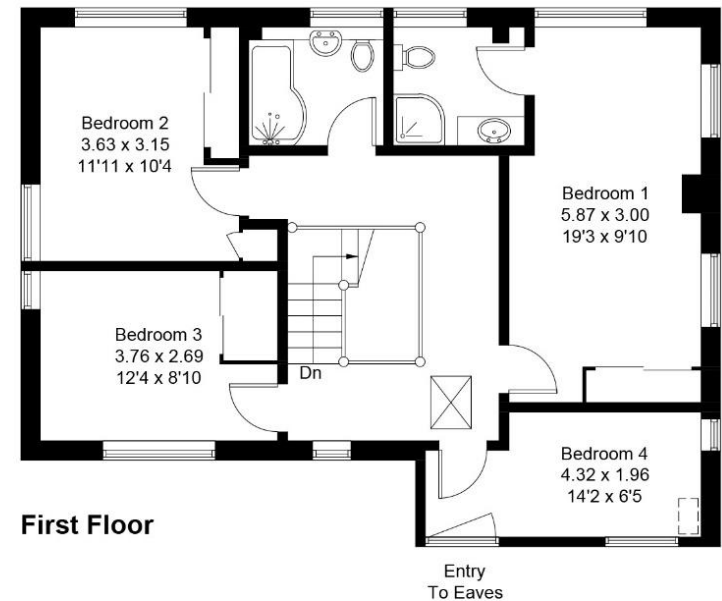
Total = 223.6 sq m / 2407 sq ft



 = Reduced headroom below 1.5m / 5'0



Ground Floor



First Floor



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