





# Marine Drive West, West Wittering West Sussex, PO20 8HE

Guide Price £1,175,000

Situated on one of the highly coveted private beach front roads in West Wittering, this impressive four-bedroom detached house occupies a substantial plot. Spanning 1,933 sq ft, including the garage and office, the residence offers a versatile layout over two floors. Notably, it can be easily transformed into two self-contained, two-bedroom units, each featuring a separate bathroom and kitchen. This unique feature has allowed the current homeowners to capitalise on the property by offering short-term holiday lets while still maintaining their residence.

Approached through an in-and-out driveway, St. Stephens provides ample parking space for multiple vehicles, complemented by an additional driveway on the side suitable for a motorhome and/or boat. A detached garage and a home office in the rear garden add to the property's functional appeal. Ideal for a family home or a holiday retreat, this residence boasts a prime location that ensures easy access to the beach, as well as the vibrant array of cafes and restaurants in East Wittering.

## LOCATION

East Wittering village centre is within a short stroll and offers a comprehensive range of amenities including a primary school, doctors, chemist, dentist and a wide selection of quality independent shops and mini supermarkets. West Wittering beach is approximately 1.5 miles to the west and is popular for its 'Blue Flag' sandy beaches and the famous National Trust Reserve of East Head, there is access to beautiful walks over the sand dunes and stunning views across The Solent to the Nab Tower and Isle of Wight. Further comprehensive shopping facilities and hospitality/leisure facilities can be found at nearby Chichester, some 8 miles to the north.





**Tenure**  
Freehold.

**Council Tax**  
Band E

**Sitting / Dining Room** 23'7" (7.19m) x 13'11" (4.24m)

**Kitchen Breakfast Room** 23'10" (7.26m) x 13'7" (4.14m)

**Shower Room**

**Bedroom 3** 12'0" (3.66m) x 10'2" (3.1m)

**Bedroom 4** 10'3" (3.12m) x 8'2" (2.49m)

**Bedroom 1** 14'4" (4.37m) x 9'1" (2.77m)

**Bedroom 2** 11'10" (3.61m) x 9'1" (2.77m)

**Family Bathroom**

**Kitchen** 9'10" (3m) x 8'0" (2.44m)

**Summer Sitting Room** 18'6" (5.64m) x 8'2" (2.49m)

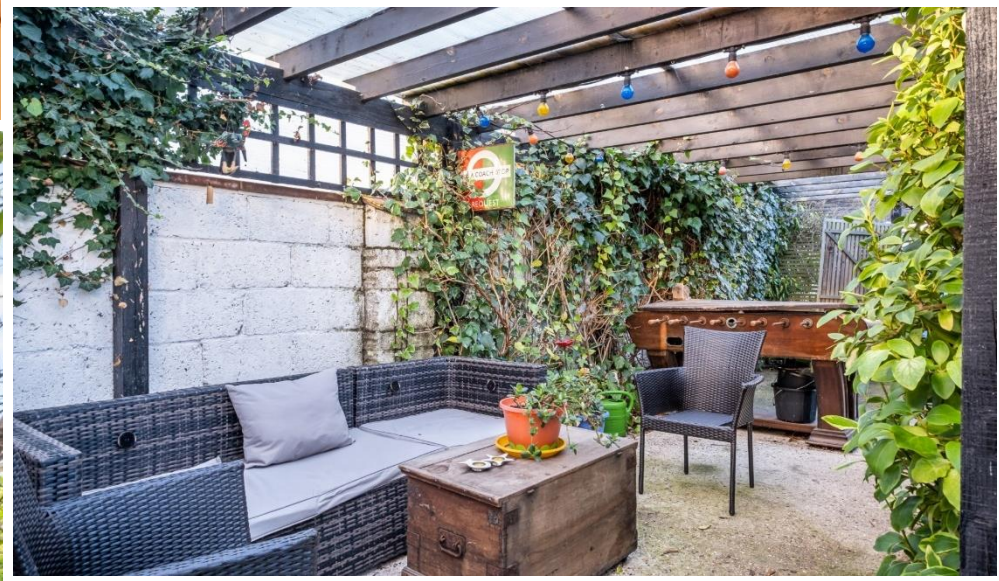
**Garage** 17'8" (5.38m) x 9'6" (2.9m)

**Home Office** 12'5" (3.78m) x 9'0" (2.74m)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus) A			
(81-91) B			
(69-80) C			
(55-68) D		65	77
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	







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# St. Stephens, Marine Drive West, PO20 8HH


Approximate Gross Internal Area = 153.0 sq m / 1647 sq ft

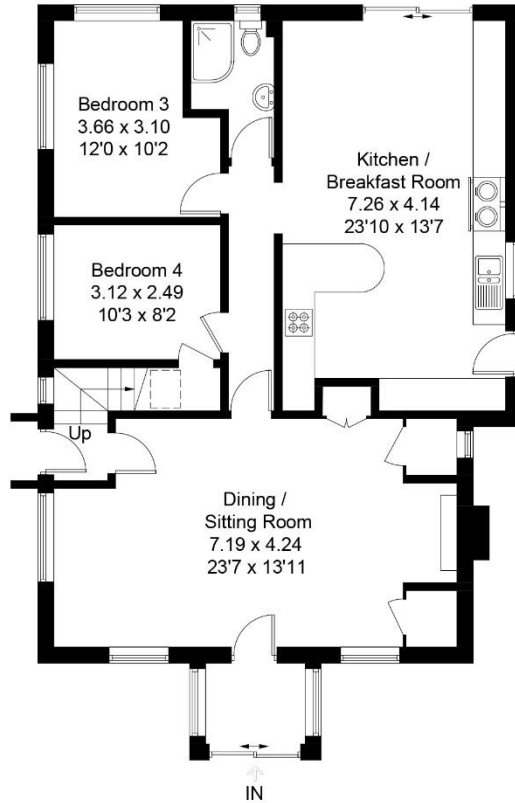
(Excluding Eaves / Eaves Storage)

Garage & Office = 26.6 sq m / 286 sq ft

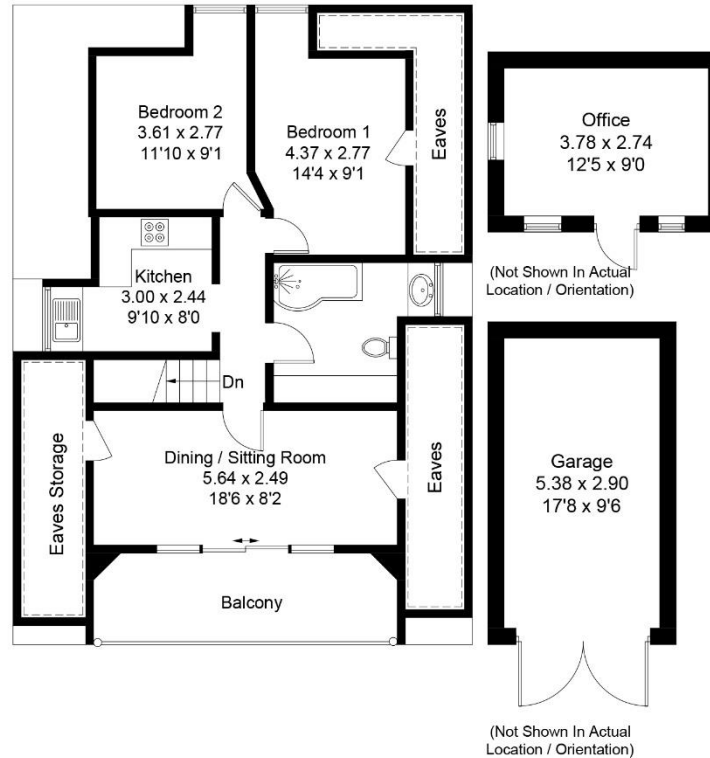
Total = 179.6 sq m / 1933 sq ft



 = Reduced headroom below 1.5m / 5'0



Ground Floor



First Floor



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or miss-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.



Selsey Office  
104-106 High Street  
Selsey, West Sussex  
PO20 0QG

01243 607809

1 New Parade  
East Wittering  
West Sussex  
PO20 8EA

01243 670765

sales@astonsofsussex.co.uk  
lettings@astonsofsussex.co.uk

www.astonsofsussex.co.uk

Zoopa OnTheMarket.com rightmove

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