



17 Culimore Close, West Wittering, West Sussex, PO20 8HD

Guide Price **£675,000**

Nestled in a quiet cul-de-sac in the desirable West Wittering area, this charming three-bedroom detached chalet-style home offers a tranquil seaside lifestyle just 400 meters from the beach. Conveniently close to local village amenities, the property boasts practicality and comfort.

The first floor features two bedrooms with fitted wardrobes, one with an en suite shower room, while a family bathroom serves the other bedroom. A downstairs bedroom and WC add flexibility and future-proofing to the layout.

The ground floor offers a spacious sitting/dining room opening onto the garden patio, alongside a neutral kitchen breakfast room, providing ample space for everyday living and entertaining.

Outside, the sunny south-facing rear garden is a private haven with well-maintained borders and a patch of lawn, perfect for relaxation. Additionally, a garage, carport, and parking for multiple vehicles provide convenience and practicality.

Directions

Departing from our office, travel in a southerly direction along Shore Road, then make a right turn onto Marine Drive. Continue until you reach the end of Marine Drive, where you'll be at the Culimore Road junction. Turn right onto Culimore Road and proceed for approximately 300 yards. On your left-hand side, you'll find the entrance to Culimore Close.



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 D

Sitting / Dining Room 22'9" (6.93m) x 13'3" (4.04m)

Kitchen / Breakfast Room 17'2" (5.23m) x 11'0" (3.35m)

Bedroom 3 11'3" (3.43m) x 10'0" (3.05m)

Cloakroom

Bedroom 1 13'9" (4.19m) x 11'8" (3.56m)

En Suite

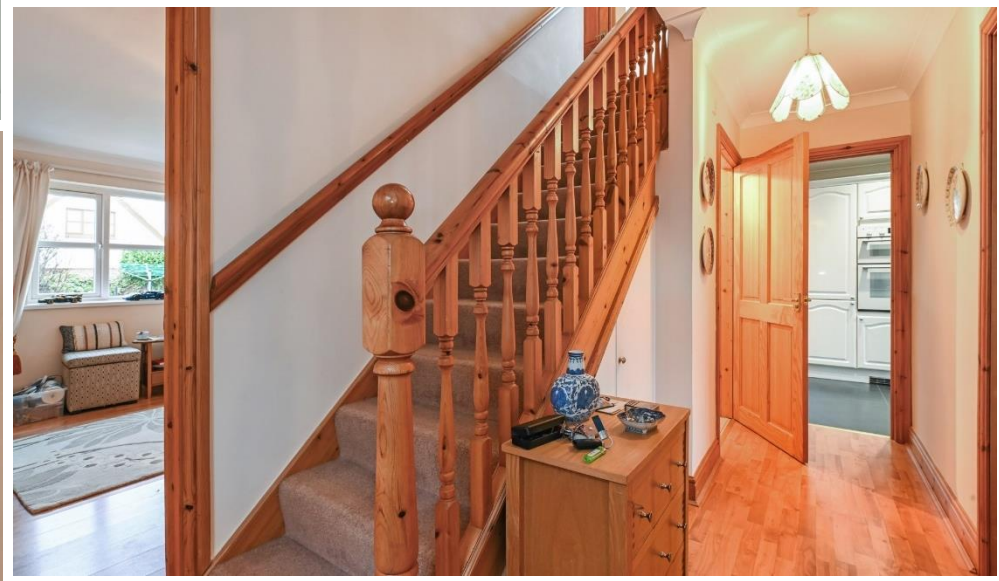
Bedroom 2 13'3" (4.04m) x 8'5" (2.57m)

Garage 16'4" (4.98m) x 9'5" (2.87m)

Car Port



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	70	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

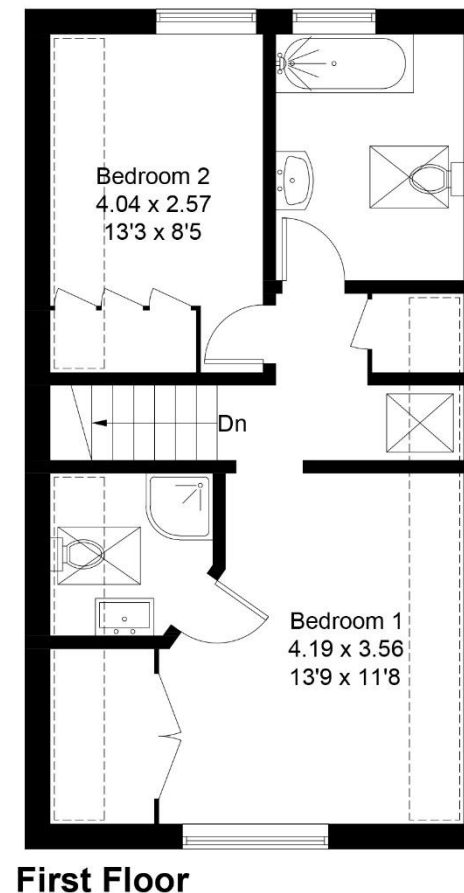
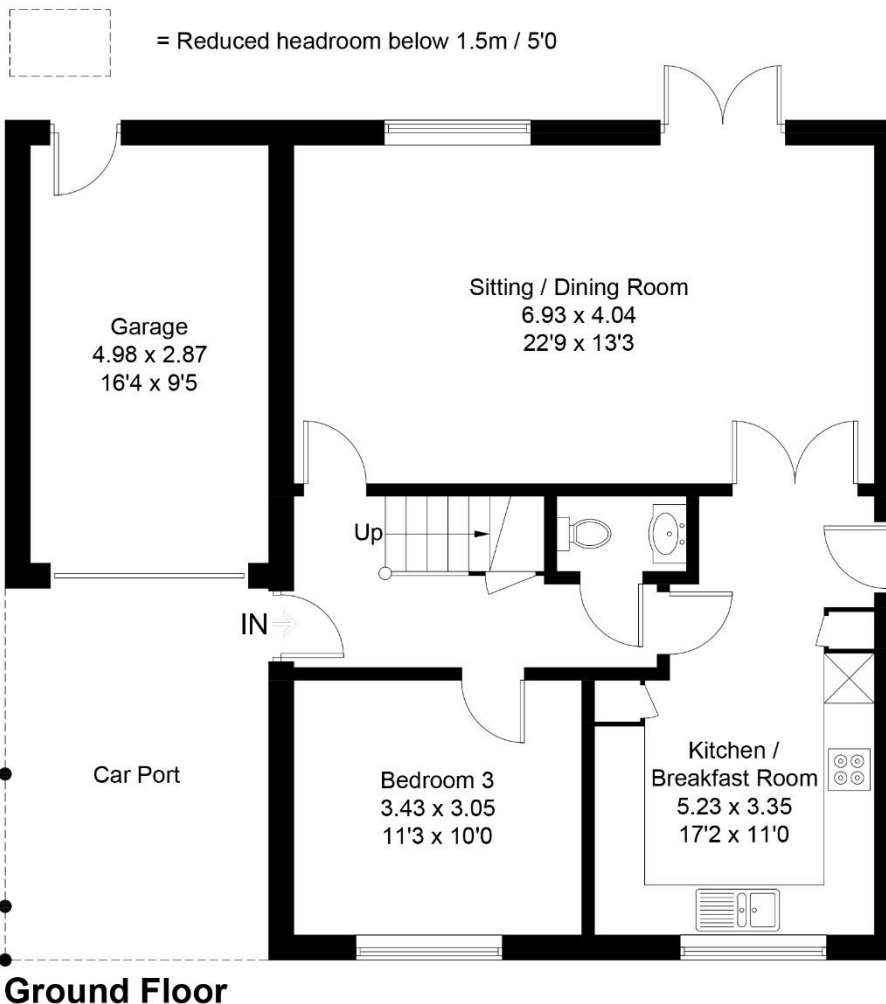


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Approximate Gross Internal Area = 112.9 sq m / 1215 sq ft

Garage = 14.4 sq m / 155 sq ft

Total = 127.3 sq m / 1370 sq ft



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.



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