



2 Southdowns View, Stocks Lane, East Wittering West Sussex, PO20 8NX

Guide Price £475,000

Presenting an exceptional and contemporary residence spanning approximately 1,499 sqft, this thoughtfully enhanced property offers discerning buyers a sophisticated living experience. The ground floor seamlessly blends modern design with functionality, featuring an open-plan layout highlighted by an impeccably appointed kitchen complete with stone work surfaces and integrated AEG appliances, including a wine cooler and double oven. Enhanced by the addition of expansive bi-fold doors, the living space effortlessly extends onto the garden patio, providing an ideal setting for outdoor dining and relaxation.

Upstairs, the accommodation comprises generously proportioned bedrooms and a family bathroom, while a study area and staircase lead to the impressive master suite. This luxurious retreat boasts a vaulted ceiling, dressing room, and four-piece bathroom, offering a serene escape. Complete with underfloor heating and soundproofing, the principal suite ensures ultimate comfort. Situated within the esteemed 'Southdown View' development, this property offers beautiful views across the South Downs, further enhancing its desirability and appeal.

Additionally, the property benefits from the remaining term of an LABC warranty, providing peace of mind to the discerning buyer. Furthermore, parking for two cars is conveniently provided to the front, adding to the practicality and convenience of this exceptional home.



LOCATION

East Wittering Village Centre is within a short stroll to the west and offers a comprehensive range of amenities including a primary school, doctors, chemist, dentist and a wide selection of quality independent shops. A further two miles to the west is the beautiful Blue Flag beach of West Wittering which boasts wonderful views of the South Downs and is popular with water sports enthusiasts all year round. East Wittering Beach is to the south and has the benefit of being a straight and even walk of approximately 400 metres. Additional shopping facilities are available in nearby Chichester some 8 miles away where the city centre offers a range of shops, cafes and restaurants and the skyline is dominated by the 12th century cathedral. For those that do not drive, there is a bus service at regular intervals from the area. Furthermore, the surrounding areas offer a wealth of attractions including Fontwell Race Course, Portsmouth Historic Dockyard and Goodwood which has a full horse racing calendar and also plays host to the annual Festival of Speed and the Revival Meeting at its historic motor circuit.

Tenure

Freehold

Council Tax

Band D

Entrance Hall

Cloakroom

Open Plan Ground Floor 26'0" (7.92m) Max x 19'0" (5.79m) Max

Bedroom 2 19'0" (5.79m) Max x 13'0" (3.96m) Max

Bedroom 3 12'0" (3.66m) Max x 9'0" (2.74m)

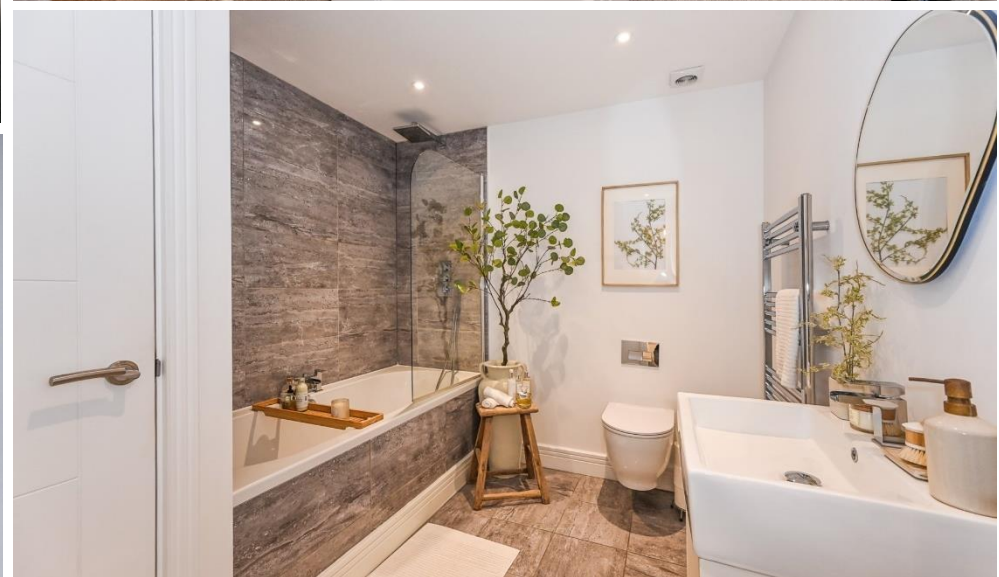
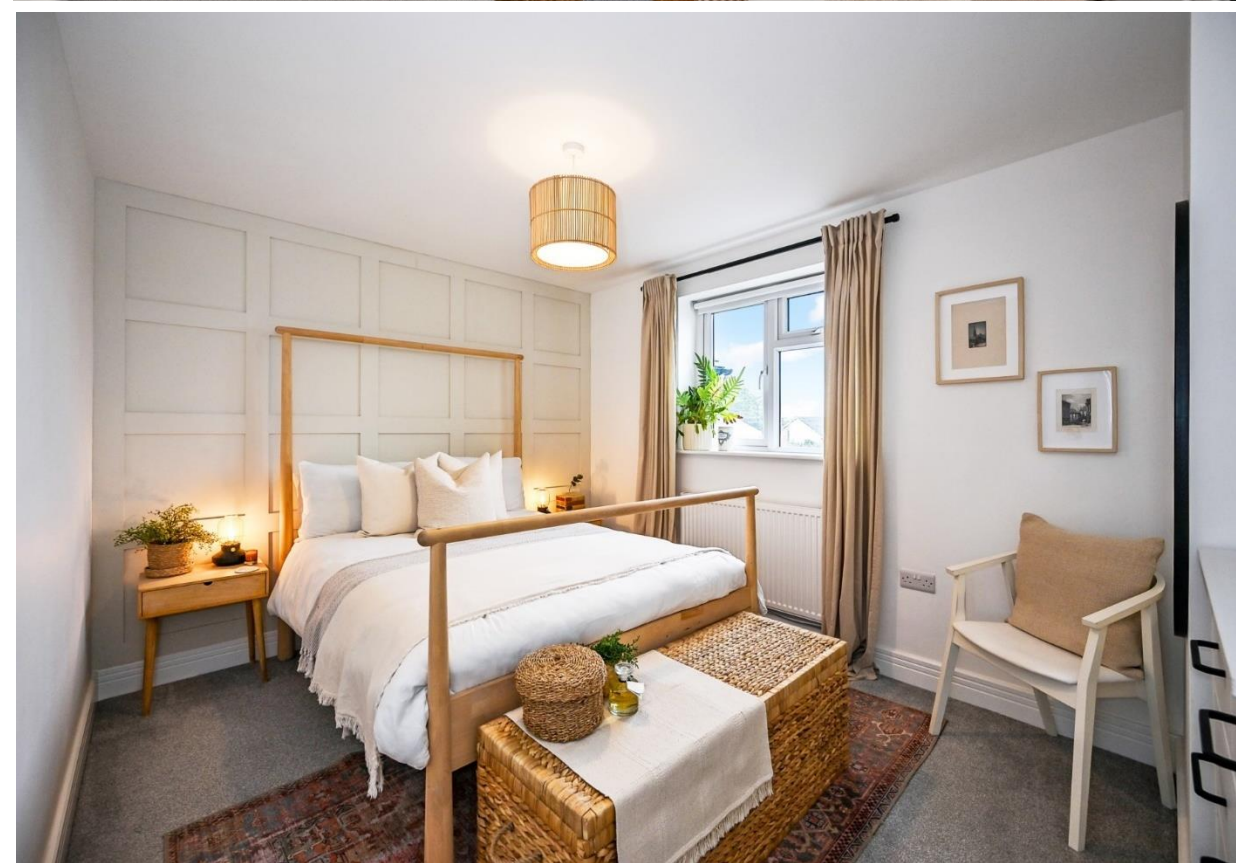
Family Bathroom

Landing & Study Area

Principal Suite 16'0" (4.88m) x 12'0" (3.66m)

Principal En Suite




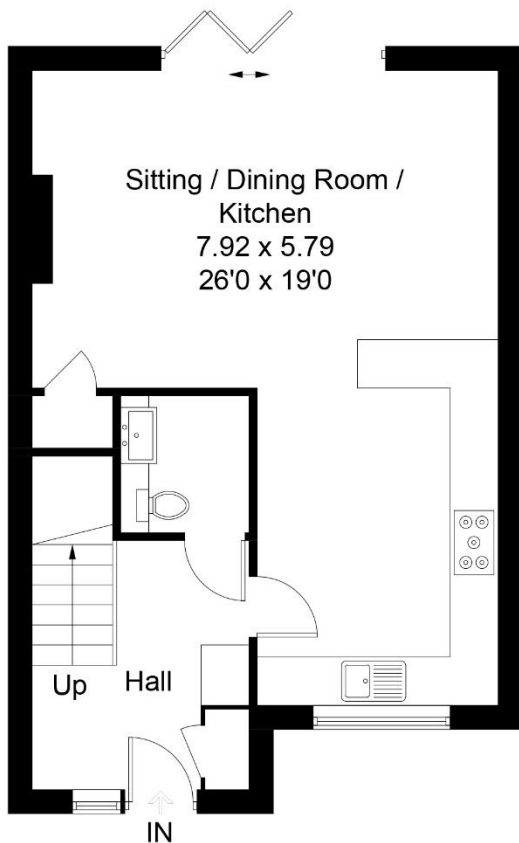


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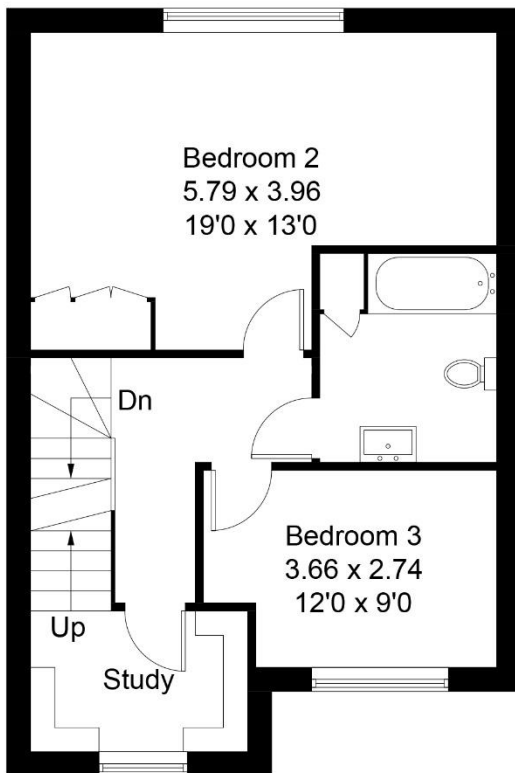
2, Southdowns View, PO20 8NX

Approximate Gross Internal Area = 139.3 sq m / 1499 sq ft
(Including Eaves Storage)

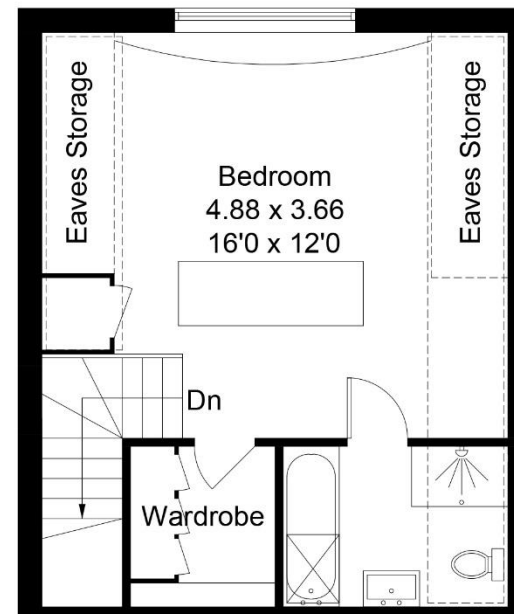
 = Reduced headroom below 1.5m / 5'0"



Ground Floor

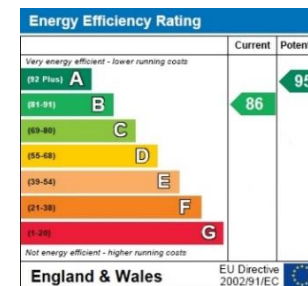


First Floor



Second 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.



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