



Dunmor, Charlmead, East Wittering West Sussex, PO20 8DN

Guide Price **£399,950**

Welcome to Dunmor, an exceptional purchase opportunity situated in a coveted coastal location. This detached property, measuring 616 square feet, rests a mere 100 metres from the shoreline blending coastal charm with practicality given its close proximity to the local village & shops.

Positioned on a sizeable plot, this property holds significant promise for redevelopment, subject to obtaining the necessary planning permissions/consents. Its desirable location and ample space provide a solid foundation for creating a bespoke residence or investment endeavour.

Surrounded by spacious gardens, the property offers ample outdoor space for various activities and potential re development.

Given its unique construction, this property is exclusively available to cash buyers. This represents a rare chance to acquire a property with significant potential in a highly sought-after area.

For further information or to arrange a viewing, please contact us at your earliest convenience.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		
(81-91) B		
(69-80) C		71
(55-68) D		
(39-54) E	43	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

LOCATION

East Wittering Village Centre is a short walk away and offers a comprehensive range of facilities including: Infants and junior school, doctors, chemist, dentist, library, two mini supermarkets, post office, local butchers, bakers and greengrocer to name but a few. Approximately two miles to the west is the beautiful Blue Flag beach of West Wittering which offers wonderful views of the South Downs and is popular with water sports enthusiasts all year round. Further shopping facilities are available within a 20 minute drive to Chichester 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. To the north of Chichester, Goodwood has its own private country club, golf course and full horse racing calendar. Goodwood also plays host to the annual Festival of Speed and the Revival Meeting at its historic motor circuit.

The property is connected to mains water, sewerage and electricity and is heated via oil fired radiators. Gas is available in the road but not connected on site.

Tenure

Freehold

Council Tax

Band C

Sitting Room 25'8" (7.82m) x 7'2" (2.18m)

Kitchen 14'10" (4.52m) x 6'4" (1.93m)

Bedroom 1 14'1" (4.29m) x 7'6" (2.29m)

Bedroom 2 11'10" (3.61m) x 7'6" (2.29m)

Bedroom 3 11'0" (3.35m) x 6'6" (1.98m)

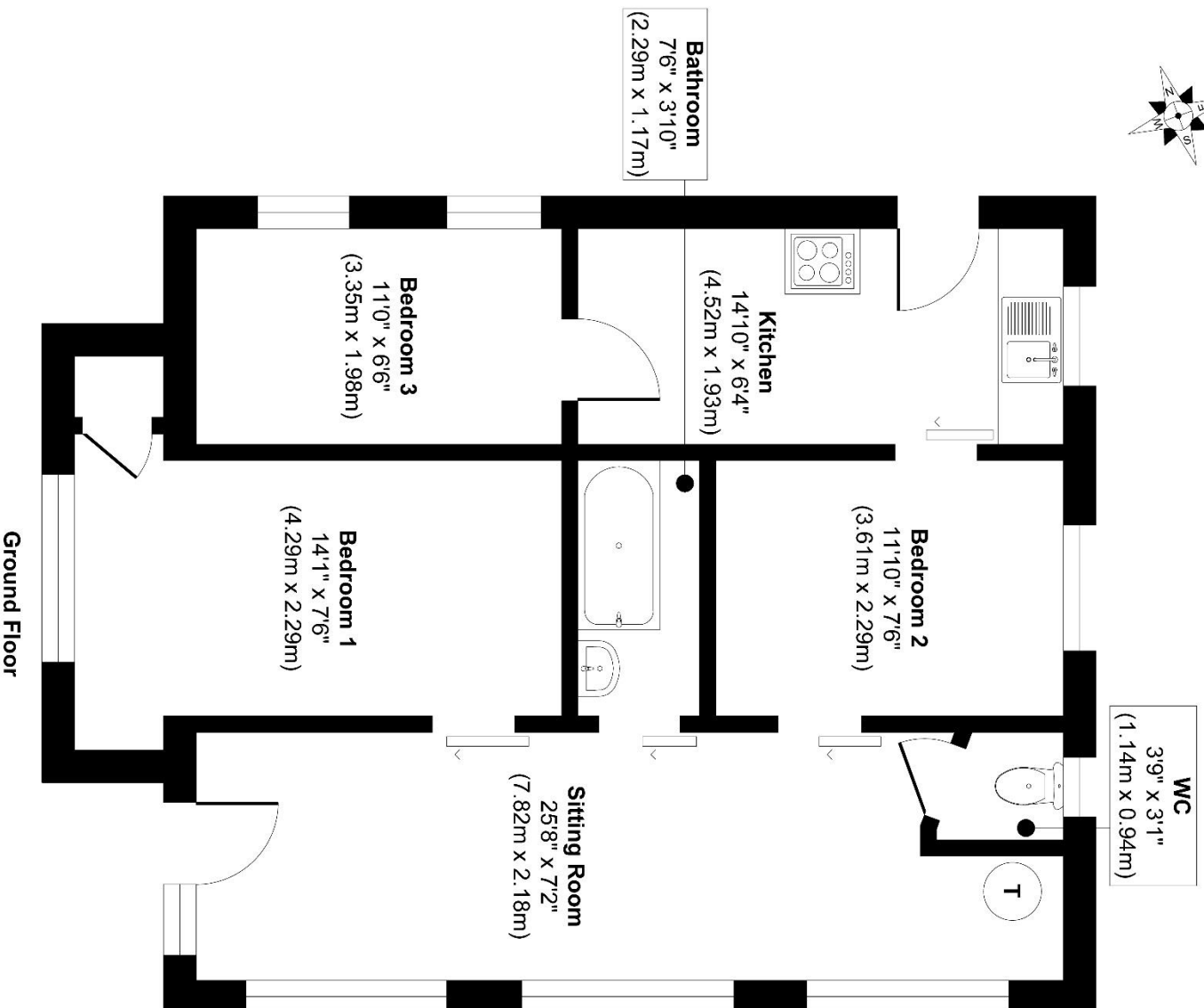
Bathroom 7'6" (2.29m) x 3'10" (1.17m)

Viewing by appointment only.





Dunmor, Charlmead, East Wittering



Approx. Gross Internal Floor Area 616 sq. ft / 57.20 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property



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