



Elm View, Rookwood Road, West Wittering, PO20 8LT

Guide Price £995,000

Situated in the picturesque village of West Wittering, this elegant 1930's detached house offers an exceptional opportunity to acquire a spacious family home in a sought-after location. Boasting 1,483 square feet of living space (excluding the detached garage), this property provides a versatile layout suitable for modern family living while also offering ample potential for reconfiguration. Additionally, the expansive loft space offers scope for conversion to bedrooms and/or leisure facilities, subject to consents.

Upon entering the property, you are welcomed by a generous hallway leading to three well appointed reception rooms. The sitting room provides a comfortable and inviting space for relaxation, while the study offers a quiet retreat ideal for working from home. The dining room features doors opening onto the front garden, creating a delightful setting for formal dining and entertaining. The current layout presents the potential to create a contemporary open plan kitchen, dining, and sitting room, perfect for those who prefer a more modern living space. A cloakroom completes the ground floor accommodation.

Upstairs you will find four bedrooms, all benefitting from built in wardrobes, ensuring ample space and accommodation for family and guests. The principal suite features a spacious walk-in dressing area equipped with vanity sink, which could easily be reconfigured to incorporate an en suite bathroom while still retaining a dressing area. The remaining bedrooms are well proportioned, providing flexibility for use as additional bedrooms, guest rooms, or further home office space. A family bathroom serves the needs of the household.

Externally, the property is complemented by large, well maintained front and rear gardens. The mature trees and well stocked planters create a tranquil and private outdoor environment, ideal for both relaxation and entertaining. Additionally, the detached garage and timber shed offer convenient extra storage, with the garage benefitting from a mains electricity supply. Other notable features include double glazing throughout and oil fired heating, with a mains gas connection available for those who may prefer to switch to gas heating and cooking.



This impressive property combines character and charm with the potential for modernisation, making it an ideal family home in one of West Sussex's most desirable locations. With its versatile layout, spacious gardens, and proximity to local amenities and the stunning West Wittering beach, this property is sure to attract considerable interest

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. 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** E

Sitting Room 12'8" (3.86m) x 11'2" (3.4m)

Sitting Room/Study 15'7" (4.75m) x 10'9" (3.28m)

Dining Room 12'6" (3.81m) x 11'5" (3.48m)

Kitchen Breakfast Room 11'6" (3.51m) x 9'5" (2.87m)

Bedroom 1 13'8" (4.17m) x 11'5" (3.48m)

Dressing Area

Bedroom 2 10'8" (3.25m) x 10'9" (3.28m)

Bedroom 3 11'2" (3.4m) x 10'9" (3.28m)

Bedroom 4 11'1" (3.38m) x 6'0" (1.83m)

Bathroom

Garage Not measured.

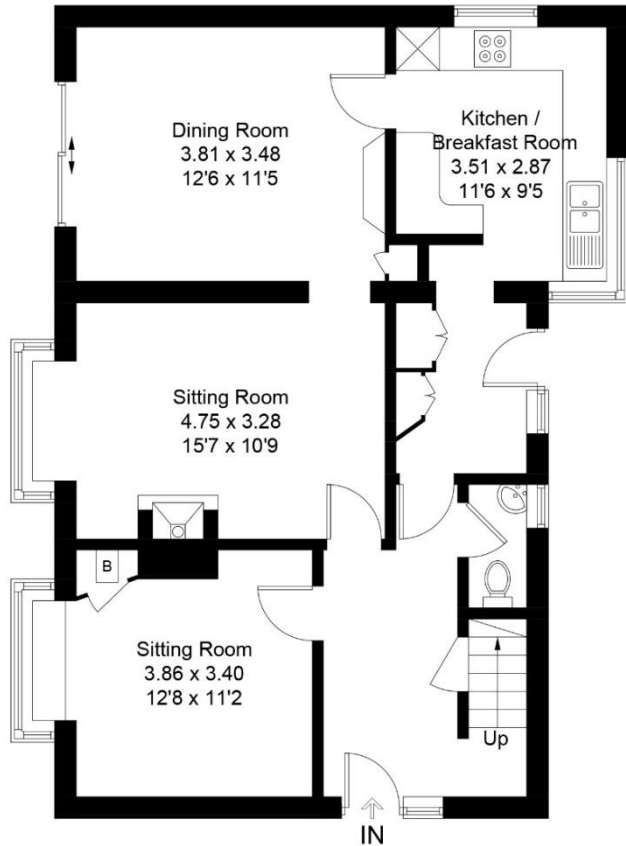




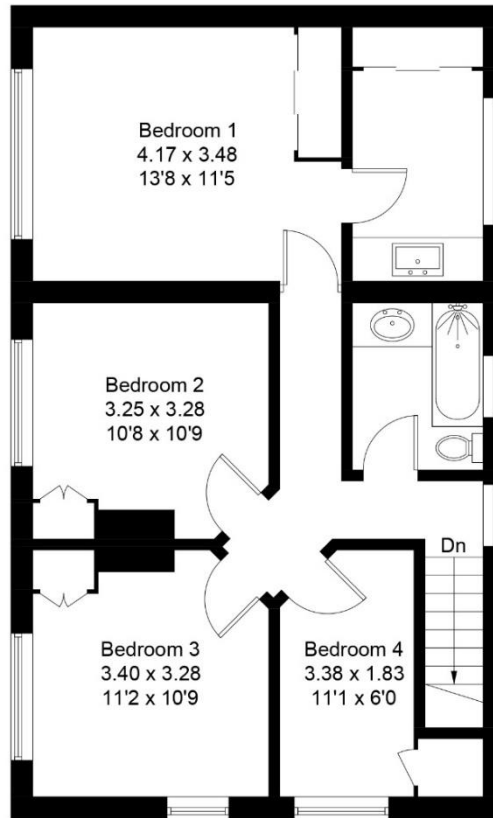
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Approximate Gross Internal Area = 137.8 sq m / 1483 sq ft



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.



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