





# 48 Harrow Drive, West Wittering, West Sussex, PO20 8EJ

Guide Price **£499,950**

This charming three bedroom detached chalet-style property is located in the highly sought after 'Sea Estate' in West Wittering. Offering a variety of practical living spaces, it's perfect for families or those looking to downsize, thanks to its versatile and adaptable layout.

As you enter the hallway, you'll find a front facing sitting room with a welcoming atmosphere, highlighted by a feature bay window. The rear positioned kitchen boasts ample storage and work surfaces, seamlessly flowing into the adjacent separate dining room, ideal for family meals and entertaining or as an occasional bedroom if desired. The ground floor also includes an additional reception room and a convenient shower room. A conservatory at the back of the property provides a perfect spot to enjoy garden views throughout the year.

Upstairs, the property features two generously sized bedrooms, both with integrated wardrobes and a family bathroom, all decorated in neutral tones to complement various tastes.

The stunning rear garden is a stand out feature, offering significant privacy with well stocked borders and a desirable south-easterly aspect. The entirely walled garden provides a secure and serene environment, with a patio area accessible from the conservatory.

Additional features include a garage, driveway parking, and a carport for extra covered parking space.





## LOCATION

East Wittering village centre is within a short and flat walk and offers a comprehensive range of amenities including a primary school, doctors surgery, chemist, dentist and a wide selection of quality independent shops and mini supermarkets. West Wittering beach is approximately two 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.

## Tenure

Freehold

## Council Tax

Band D

## EPC

C

## Entrance Hall

Sitting Room 14'2" (4.32m) x 13'11" (4.24m)

Kitchen 11'8" (3.56m) x 7'10" (2.39m)

## Ground Floor Shower Room

Dining Room 9'11" (3.02m) x 8'3" (2.51m)

Bedroom 3 13'9" (4.19m) x 8'8" (2.64m)

Conservatory 10'9" (3.28m) x 9'6" (2.9m)

Bedroom 1 14'7" (4.45m) x 12'0" (3.66m)

Bedroom 2 12'0" (3.66m) x 8'8" (2.64m)

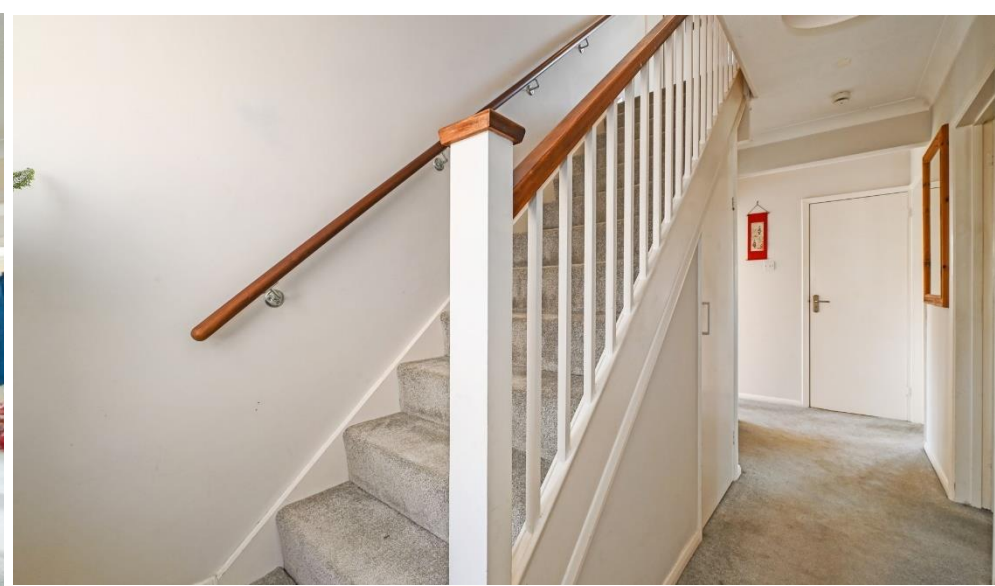
## Family Bathroom

Carport 16'4" (4.98m) x 8'6" (2.59m)

Garage 16'10" (5.13m) x 8'6" (2.59m)







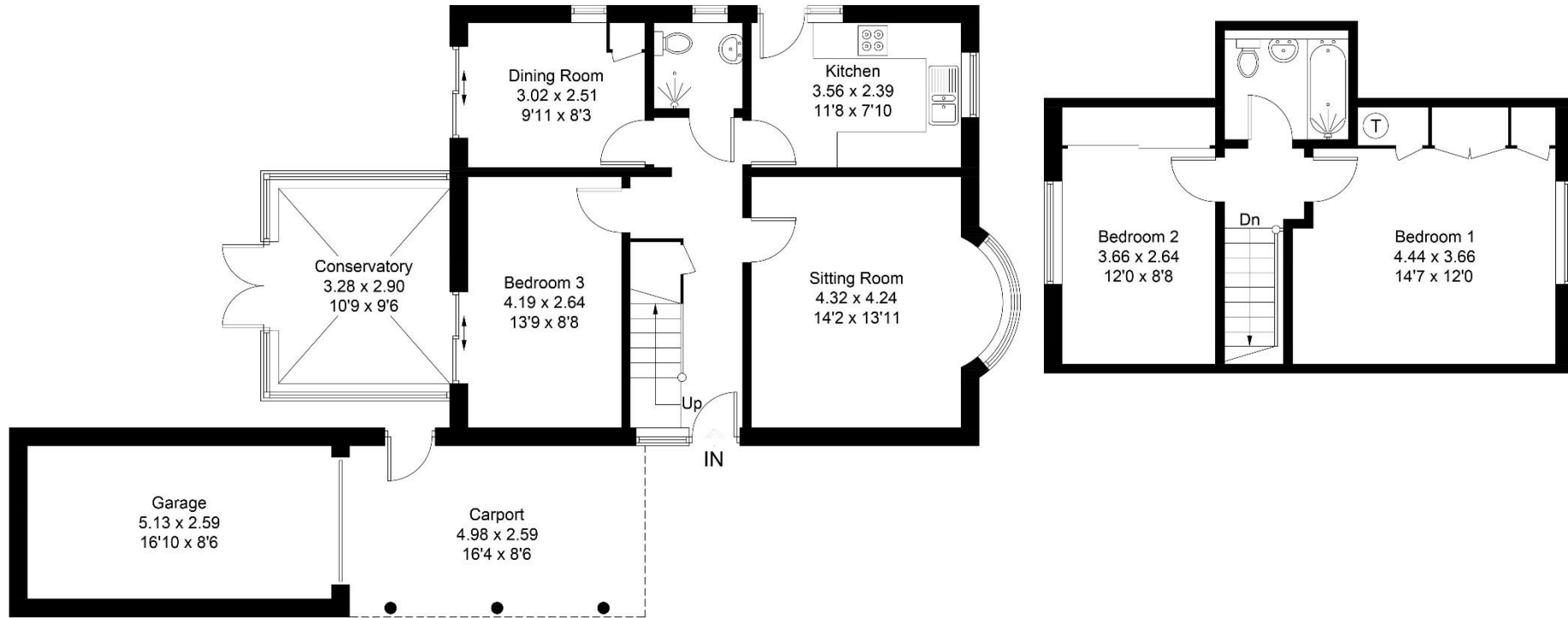
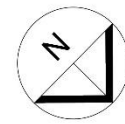


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Approximate Gross Internal Area = 108.6 sq m / 1169 sq ft

Garage = 13.4 sq m / 144 sq ft

Total = 122.0 sq m / 1313 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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