



Seafield Close, East Wittering, PO20 8DP  
Price Guide £850,000





- LARGE 4/5 BEDROOM PROPERTY
- EN-SUITE PLUS ADDITIONAL BATHROOM
- AMPLE OFF-ROAD PARKING


- LOVELY LARGE WEST FACING GARDEN
- OPEN PLAN KITCHEN/DINING ROOMROOM
- SOUGHT AFTER LOCATION

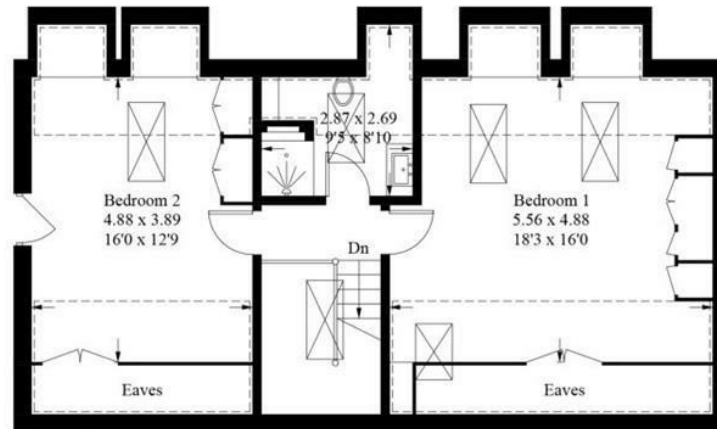
- GROUND FLOOR SHOWER ROOM
- GARAGE BOAT STORE
- VACANT POSSESSION

## Seafield Close, PO20 8DP

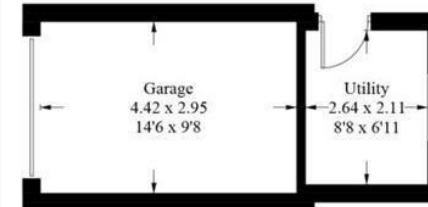
Approximate Gross Internal Area  
 House = 185 sq m / 1991 sq ft  
 Outbuildings = 18.7 sq m / 201 sq ft  
 Total = 203.7 sq m / 2192 sq ft (Including Eaves)



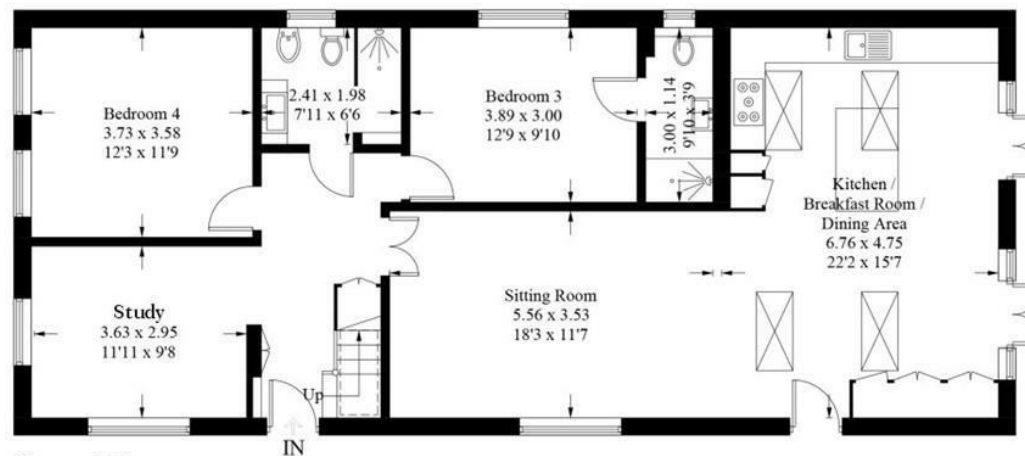
 = Reduced headroom below 1.5m / 5'0



**First Floor**



(Not Shown In Actual Location / Orientation)



**Ground Floor**

These plans are for illustration purposes only as defined by RICS - Code of Measuring Practice.  
 Not to scale. Created by Emzo Marketing



An opportunity to purchase a well presented 4/5 bedroom, 2 reception detached chalet style house only a few steps away from the BEACH, quiet sought after road over looking green. It has the benefit of a delightful good size rear garden, THREE BATHROOMS, lovely open plan kitchen, dining and sitting room. Ideal family home or investment. Gas central heating double glazed and garage used for storage area. VACANT POSSESSION.

Council Tax band E  
Freehold

### ENTRANCE HALL

Wooden flooring throughout the ground floor, underfloor heating. Stairs to first floor, meter cupboard and under stairs storage cupboard.

### DOWNSTAIRS SHOWER ROOM

7'10" x 6'5" (2.41 x 1.98)

Fully tiled floors and walls. Low level WC, wash hand basin, bidet and wall in shower.

### GROUND FLOOR BEDROOM 4

12'2" x 11'8" (3.73 x 3.58)

Front aspect.

### BEDROOM 3 with en-suite

9'10" x 3'8" (3.00 x 1.14)

Door to :-

### EN-SUITE

9'10" x 3'8" (3.00 x 1.14)

Walk in shower, vanity wash handbasin, concealed cistern low level WC, bidet and hand held shower. Fully tiled.

### STUDY

11'10" x 9'8" (3.63 x 2.95)

This could easily be converted to a 5th bedroom with the addition of a door.



### SITTING ROOM

18'2" x 11'6" (5.56 x 3.53)

Of open plan design leading to



### DINING AREA/KITCHEN/BREAKFAST ROOM

22'2" x 15'7" (6.76 x 4.75)

Feature vaulted ceiling, again of open plan design with double patio doors leading to rear garden and patio seating area. Built in oak cupboards to one wall, and housing Vaillant gas boiler for central heating. Side door leading to garage and utility area. Leading to a range of modern matching wall and base units, ceramic inset sink, space for range cooker, space for dishwasher, integrated fridge/freezer. Centre matching island/breakfast bar with storage below. Double patio doors leading to rear garden and patio.

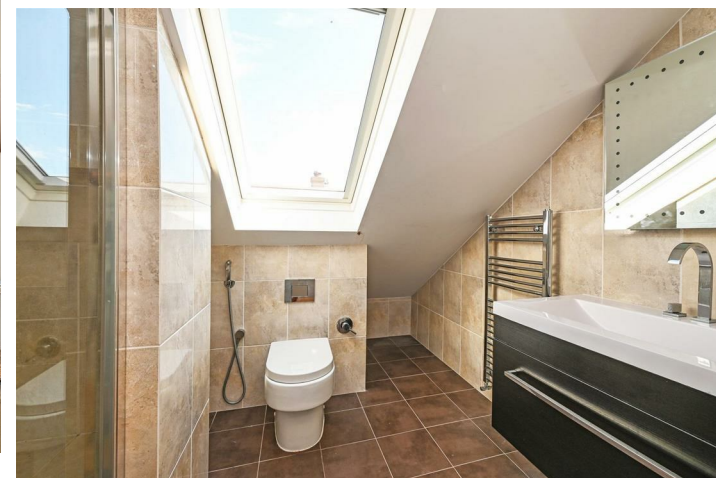


### OAK AND GLASS STAIRCASE TO FIRST FLOOR

### FIRST FLOOR SHOWER ROOM

9'4" x 8'9" (2.87 x 2.69)

Glass shower cubicle, concealed cistern low level WC, vanity sink unit, fully tiled floor and walls. Velux window.



### BEDROOM 2

16'0" x 12'9" (4.88 x 3.89)

Front aspect over looking green. Juliette balcony. Velux window. Fitted wardrobes to one wall, eaves storage.

### BEDROOM 1

18'2" x 16'0" (5.56 x 4.88)

Of dual aspect, velux windows, built in wardrobe storage to one wall and eaves storage.

### OUTSIDE AND GENERAL

The rear garden is west facing and affords a good degree of privacy and is a real feature of this property. It has a large patio seating area ideal for entertaining, area laid to vegetable plot and large lawn area with a variety of mature shrubs, trees and hedging. Access to front via timber gate.

### UTILITY AREA

8'7" x 6'11" (2.64 x 2.11)

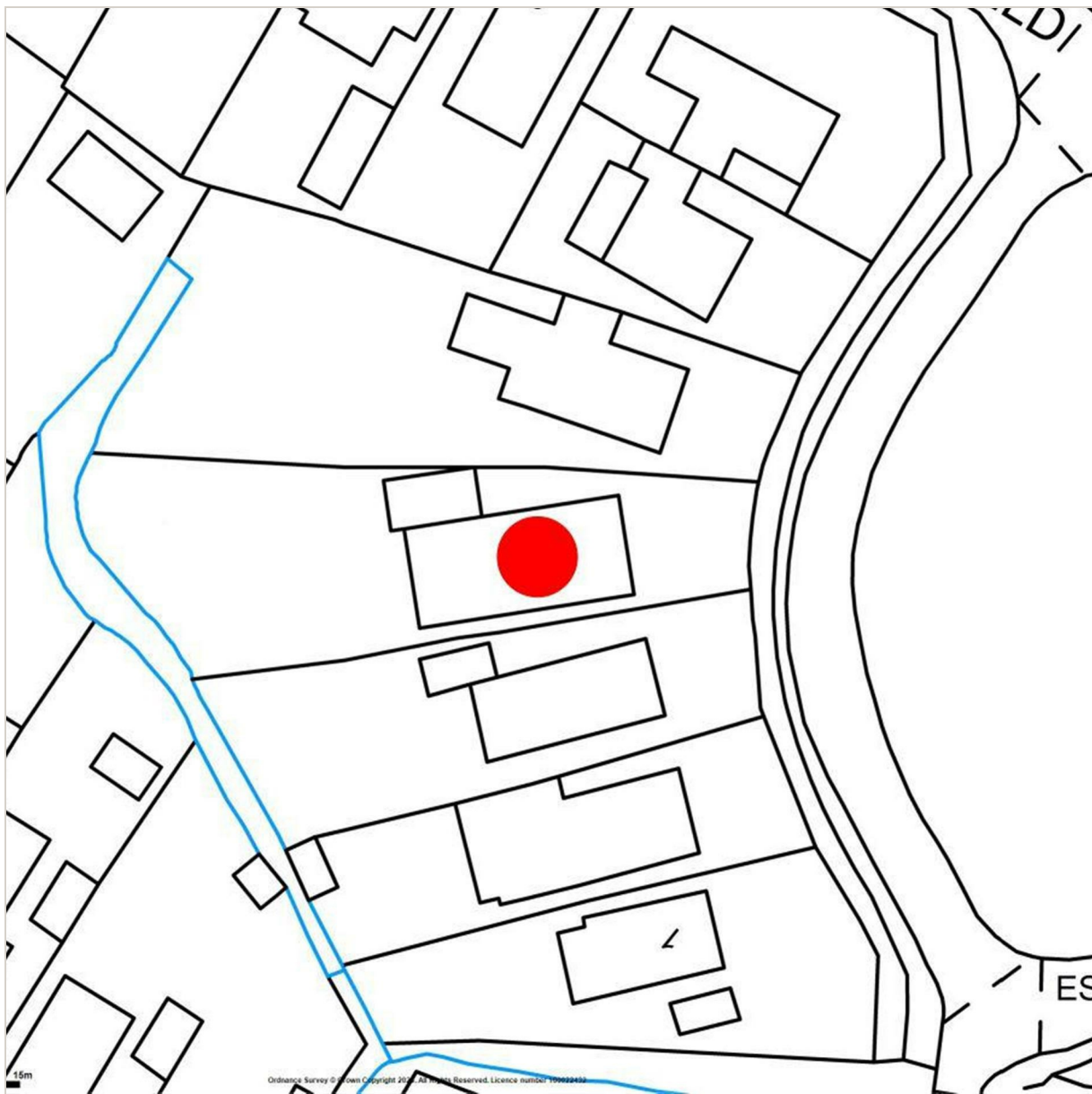
This is to the rear of the garage and has plumbing for a washing machine. Access via personal door.

### GARAGE/BOAT STORE


14'6" x 9'8" (4.42 x 2.95)

This does not have vehicular access but ideal for a dingy/small boat store, with paved area leading to the FRONT GARDEN and PARKING AREA, with the remainder laid to lawn and established hydrangeas.

All just a short walk to the beach.



### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>	<b>74</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

12 Shore Road, East Wittering, West Sussex, PO20 8DZ  
 E. info@hawkinsandsmith.co.uk | T. 01243 671900  
<https://www.hawkinsandsmith.co.uk>

