



Elms Way, West Wittering, PO20 8LS
Price Guide £1,225,000

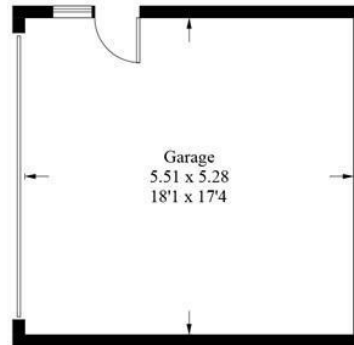




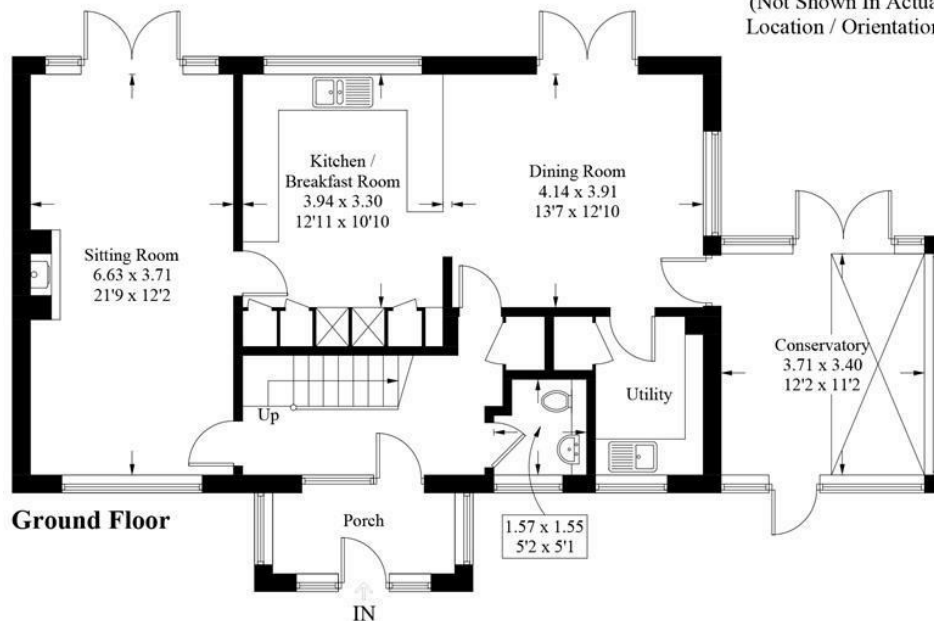
- FOUR BEDROOM DETACHED HOUSE
- DOWNSTAIRS CLOAKROOM & UTILITY ROOM
- WALKING DISTANCE OF THE BEACH
- LARGE MODERN KITCHEN/DINER
- EN SUITE SHOWER ROOM
- SOUGHT-AFTER PRIVATE ROAD
- BOX BROADBAND 500 (500MB/S FIBRE OPTIC)
- DOUBLE GARAGE & OFF ROAD PARKING
- CLOSE TO VILLAGE SHOPS AND LOCAL BUS ROUTE

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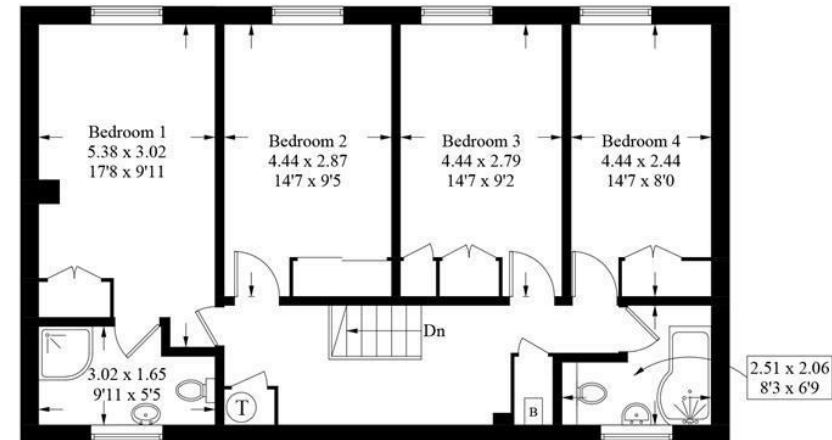
Approximate Gross Internal Area
 House = 170.5 sq m / 1835 sq ft
 Garage = 29.1 sq m / 313 sq ft
 Total = 199.6 sq m / 2148 sq ft



(Not Shown In Actual
Location / Orientation)



Ground Floor



First Floor

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



This well-presented four bedroom detached house is well-positioned in a quiet private road in the coastal village of West Wittering. The property benefits from a downstairs cloakroom, utility room, conservatory, sitting room, large modern kitchen/diner, en suite shower room, double garage and ample off-road parking. The BEACH, village shops and local bus route to Chichester are within walking distance. Viewing highly recommended. **VENDOR SUITED.**

Freehold
Council Tax band F

ENTRANCE PORCH

Wide UPVC entrance porch with windows to either side, quarry tiled floor.

HALLWAY

Stairs to first floor landing, cloaks cupboard.

DOWNSTAIRS CLOAKROOM

5'1" x 5'1" (1.57 x 1.55)
Low level w.c., vanity wash basin, window.

SITTING ROOM

21'9" x 12'2" (6.63 x 3.71)
Fireplace with large log burner, door to rear garden, window to front.



KITCHEN/BREAKFAST ROOM

12'11" x 10'9" (3.94 x 3.30)
A bright and spacious room with light coloured wall and base cupboards incorporating breakfast bar with high quality work surfaces over, sink unit, built-in dishwasher, induction hob and extractor over, double oven, microwave/combination oven, built-in full height fridge and freezer, large storage cupboard, window overlooking rear garden, open to dining room.

DINING ROOM

13'6" x 12'9" (4.14 x 3.91)
Doors to rear garden, door to utility room, door to conservatory, window, open to kitchen/breakfast room.

UTILITY ROOM

A range of cupboards with work surface over, sink unit, space for washing machine, good-sized larder, window.

CONSERVATORY

12'2" x 11'1" (3.71 x 3.40)
Modern UPVC conservatory with doors to rear garden.

FIRST FLOOR LANDING

Loft access (insulated and partially boarded with pull-down ladder), cupboard housing hot water cylinder, airing cupboard housing gas central heating boiler, window.

BEDROOM ONE

17'7" x 9'10" (5.38 x 3.02)
Built-in wardrobes, window.

EN SUITE SHOWER ROOM

9'10" x 5'4" (3.02 x 1.65)
Suite comprising glass shower cubicle with power shower, concealed cistern w.c., vanity sink unit, wall heater, shaver point, window.

BEDROOM TWO

14'6" x 9'4" (4.44 x 2.87)
Built-in wardrobes, window.

BEDROOM THREE

14'6" x 9'1" (4.44 x 2.79)
Built-in wardrobes, window.

BEDROOM FOUR

14'6" x 8'0" (4.44 x 2.44)
Built-in wardrobes, window.

BATHROOM

8'2" x 6'9" (2.51 x 2.06)
Suite comprising panel enclosed bath with power shower over, vanity sink unit, concealed cistern w.c., pedestal wash hand basin, heated towel rail, shaver point, window.



DOUBLE GARAGE

18'0" x 17'3" (5.51 x 5.28)
With electric door.

OUTSIDE & GENERAL

Just a short walk to the beach.
Solar panels, EV point.

FRONT

Large paved driveway providing ample parking, gravelled area, mature shrubs, side gates providing rear access, covered area suitable for log storage.




REAR GARDEN

An attractive secluded garden mainly laid to lawn with mature shrubs, paved patio area, vegetable patch, fruit trees, shed, side gate.





Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	76	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	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.

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