



Marine Drive, West Wittering, PO20 8HQ
Price Guide £1,850,000

 4  2  2  2  D



- BEACH FRONTED FOUR BEDROOM DETACHED HOUSE
- CLOAKROOM
- GARDEN AND TERRACE
- PANORAMIC SEA VIEWS
- SHOWER ROOM AND EN SUITE BATHROOM
- GARAGE
- OPEN PLAN KITCHEN/SITTING DINING ROOM
- GAS CENTRAL HEATING AND DOUBLE GLAZING
- NO FORWARD CHAIN

Marine Drive West, PO20 8HQ

Approximate Gross Internal Area


House = 188.1 sq m / 2025 sq ft

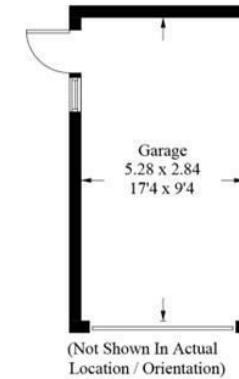
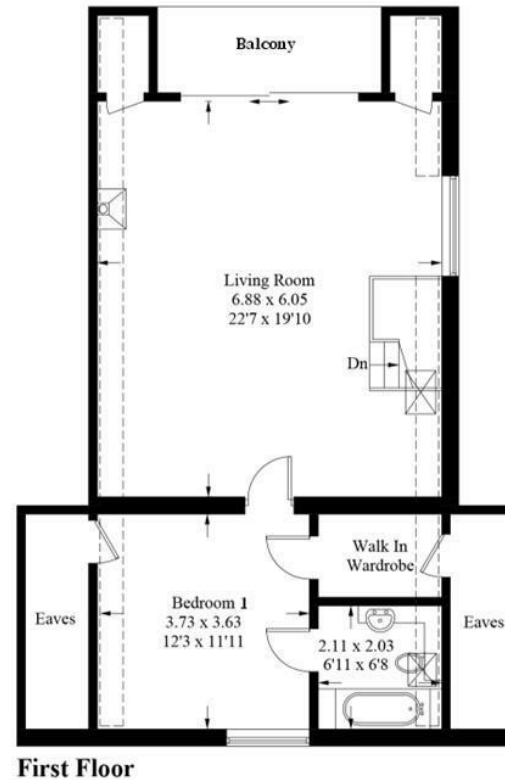
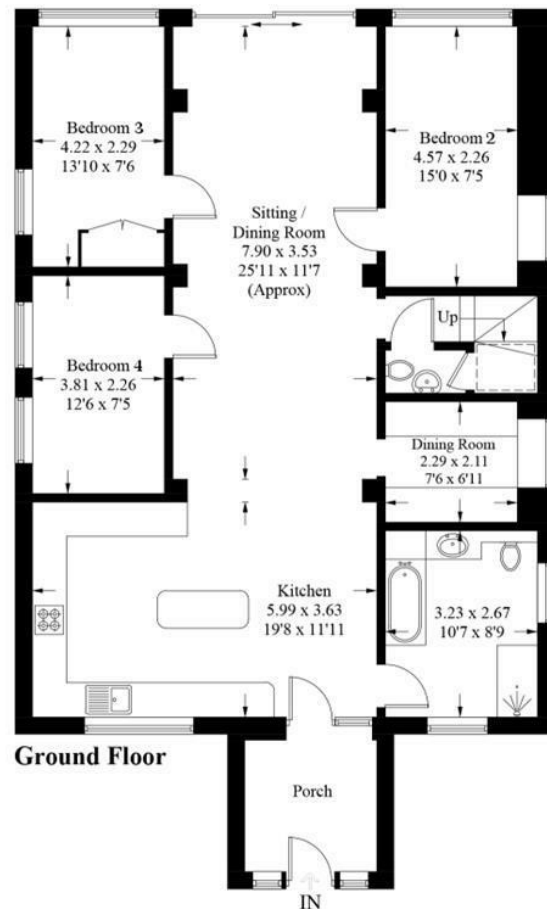
(Including Eaves)

Garage = 15.1 sq m / 162 sq ft

Total = 203.2 sq m / 2187 sq ft



 = Reduced headroom below 1.5m / 5'0



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



A characterful four bedroom SEA-FRONTED SOUTH FACING PROPERTY with DIRECT ACCESS to the BEACH, which has been owned by one family for over fifty years. The house has been recently modernised and is ready to move in to. It has been decorated to a high standard with a muted colour palette, which provides a relaxing air throughout making 'Spray Cabin' a beautiful main home or an ideal weekend/holiday retreat. The house incorporates two former railway carriages, which have been sympathetically restored to add a nostalgic feature. A good-sized garden and a south-facing beach terrace provide excellent outdoor space and ample off-road parking.

OFFERED WITH NO FORWARD CHAIN.
Council Tax band E
Freehold

ENTRANCE PORCH

Large vaulted ceiling entrance porch with feature driftwood beams, with hanging space for coats and shoe storage, through to the open plan kitchen area. Wooden flooring throughout kitchen and lobby area with UNDERFLOOR HEATING. Glazed side panel and door to

OPEN PLAN KITCHEN

19'7" x 11'10" (5.99 x 3.63)

Of open plan design with SEA VIEWS. An extensive range of wall cupboards and matching base units and drawers, centre island integrated fridge/freezer, dishwasher and washing machine. Inset four ring gas hob and fan oven below, extractor fan above centre island breakfast bar. Leading to living room dining area.

SITTING/DINING ROOM

25'11" x 11'6" (7.90 x 3.53)

Large open plan area ideal for dining and living area with uninterrupted SEAVIEWS. Sliding patio doors to patio and direct beach access. Wooden flooring with underfloor heating.



DINING ROOM

7'6" x 6'11" (2.29 x 2.11)

A detailed carriage restoration incorporating a luggage rack and original railway advertisements and maps.

GROUND FLOOR BEDROOM TWO

14'1" x 7'4" (4.57 x 2.26)

Former railway carriage that has been beautifully restored and modernised to retain many original features. Of dual aspect with SEA VIEWS.

GROUND FLOOR BEDROOM THREE

13'10" x 7'6" (4.22 x 2.29)

Former railway carriage built in double wardrobe with side cupboard. SEA VIEWS

GROUND FLOOR BEDROOM FOUR

12'5" x 7'4" (3.81 x 2.26)

Former restored railway carriage side aspect.

CLOAKROOM

Former railway carriage door. Understairs cloakroom comprising low level WC with concealed cistern, wash hand basin. Inspection cupboard providing access for underfloor heating.

GROUND BATHROOM

10'7" x 8'9" (3.23 x 2.67)

Spacious bathroom with large walk in double shower with rain head and held shower fitment. vanity sink unit and fitted storage cupboards, panelled bath with mixer tap and built in towel storage shelving, low level WC concealed cistern. Chrome heated towel rail, radiator. Fully tiled walls and floor. Underfloor heating.

STAIRS TO FIRST FLOOR

LIVING ROOM

22'6" x 19'10" (6.88 x 6.05)

Of dual aspect with sliding patio doors to BALCONY overlooking the beach with PANORAMIC SEA VIEWS ACROSS THE SOLENT, ISLE OF WIGHT AND SELSEY BILL. The room features a log burning stove and built in storage cupboards within the eaves. Loft access housing boiler for central heating system door to bedroom.

BEDROOM ONE

12'9" x 11'10" (3.73 x 3.63)

Window to front with views of the South Downs, loft access.

DRESSING ROOM

Walk in wardrobe with shelving and hanging.

EN SUITE BATHROOM

6'11" x 6'7" (2.11 x 2.03)

Fully tiled walls and floor with under floor heating. Comprising panelled bath with mixer tap hand held shower, concealed cistern low level wc, vanity sink unit with fitted storage cupboards and drawers. Velux window.

OUTSIDE & GENERAL

This property has one of the largest gardens in this much sought after BEACH FRONTED road. It is ideally located within walking distance of the local amenities in the village of East Wittering and bus routes serving the surrounding villages including the Cathedral City of Chichester with its mainline railway station with London approximately one and a half hours away. To the north are the SOUTH DOWNS with the prestigious Goodwood racecourse and events.



GARAGE

17'3" x 9'3" (5.28 x 2.84)

Approached via large double timber gates to gravelled driveway, providing off road parking for several vehicles. Up and over door to single garage with personal door to side.

REAR GARDEN

Large garden mainly laid to lawn with raised flower beds to front. Patio seating area ideal for barbecues. Timber log store, timber shed to side, enclosed to all sides by high level wall. Access via pathway to front beach terrace.




GARDEN (SEAFRONT)

Beach terrace paved patio area with feature low level stone wall with DIRECT BEACH ACCESS over looking UNINTERRUPTED SEA VIEWS.





Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		81
(69-80) C	68	
(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.

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

