



Peerley Road, East Wittering, PO20 8PD
Price Guide £1,200,000





- FIVE BEDROOM DETACHED HOUSE
- SELF-CONTAINED GUEST SUITE
- SOUTH-FACING REAR GARDEN

- IMPRESSIVE GALLERIED LANDING
- DOWNSTAIRS CLOAKROOM
- DOUBLE GARAGE AND OFF ROAD PARKING FOR SEVERAL VEHICLES

- OPEN PLAN KITCHEN/DINER & SEPARATE SITTING ROOM
- EN SUITE SHOWER ROOM
- SHORT WALKING DISTANCE OF THE BEACH AND LOCAL AMENITIES



First Floor

(Not Shown In Actual Location / Orientation)

— = Reduced headroom below 1.5m / 5'0"

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Approximate Gross Internal Area
 House = 270.4 sq m / 2910 sq ft (Excluding void/ Including Garage)
 Summer House = 12.8 sq m / 138 sq ft
 Total = 283.2 sq m / 3048 sq ft



Ground Floor

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



A beautiful bright and spacious detached house situated in East Wittering, one road back from the SEAFRONT at Bracklesham Bay with sea glimpses from the first floor.

This immaculately presented house has been refurbished to a very high standard and has undergone some recent remodelling by the current owners. The property benefits from a impressive feature galleried landing entrance hall, recently fitted good-sized kitchen/diner, utility room, downstairs cloakroom and study/bedroom four, three double bedrooms upstairs, en suite shower room and family bathroom. A self-contained guest suite provides flexible accommodation and includes a shower room and kitchenette. The property has a double integral garage with two electric roller doors and a large driveway providing parking for several cars. The landscaped secluded southerly rear garden has been well-designed to provide fabulous outside space for relaxing and entertaining. The house would make an ideal family home or holiday home/investment.

Council Tax band F
Freehold

ENTRANCE PORCH

Tiled flooring, door to downstairs cloakroom, front door into central hallway.

DOWNSTAIRS CLOAKROOM

Suite comprising low level wall hung w.c., sink unit and heated towel rail.

GALLERIED LANDING ENTRANCE HALL

A spacious central hallway with stairs to first floor galleried landing.



STUDY/BEDROOM FOUR

Bay window to front and window to rear.

SELF-CONTAINED GUEST SUITE

Offering flexible accommodation, the suite can be entered via the hallway or via a separate door from the driveway. There is a bedroom area with two

skylights and a vaulted ceiling, double doors to decked seating area at the front of the property, separate shower room with glass shower cubicle, rain head and hand held showers, low level w.c., vanity sink unit, heated towel rail, extractor and window. Door to kitchenette with sink unit and cupboard with work surface over, skylight and door to outside. Door to integral double garage, which has been divided to provide a hobby/craft room with skylight and loft area in one half and the other half providing ample storage space.

SITTING ROOM

Bifold-doors to wooden deck and southerly rear garden.

KITCHEN/DINER

Dual aspect with an extensive range of recently fitted Sylvarna wall and base cupboards and large island with cupboards below, induction hob and extractor over, double oven, space for American style fridge/freezer, 1 1/2 bowl sink unit, built-in dishwasher. Space for large dining table and seating area. Bi-fold doors to south-facing rear garden.



UTILITY ROOM

Sink unit with base cupboards and full height cupboard, space for washing machine and tumble dryer, space for fridge/freezer, built-in dishwasher, window.

FIRST FLOOR GALLERIED LANDING

Turn flight staircase from hallway to first floor, window to half landing, loft access with pull down ladder, the loft houses the central heating boiler and Megaflow hot water system.

BEDROOM ONE

Dressing area with full range of wardrobes to one wall, eaves storage to both sides of main bedroom, large sliding door overlooking rear garden with sea glimpses, 2 x sky light windows.

EN SUITE SHOWER ROOM

Large walk-in shower cubicle, low level wall hung w.c., wall hung bidet, wash hand basin set on counter top with drawers below, wall cabinet with lighting, heated towel rail, window.

BEDROOM TWO

Dual aspect.

BEDROOM THREE

Fitted wardrobe, window.

FAMILY BATHROOM

Suite comprising bath, large walk-in shower cubicle, sink set on counter top with drawer below, wall cabinet with lighting, low level wall hung w.c., heated towel rail, window, airing cupboard.

OUTSIDE

The front of the house is accessed via a gravel driveway with attractive shrub borders, this provides ample vehicle parking and a double garage is to the side. The rear garden is south facing, beautifully landscaped with well-stocked borders and a large lawn area, secluded with paved and decked seating areas to take full advantage of the sun and shade throughout the day, a summerhouse with power and light and decked area is to the rear corner of the garden, log store, greenhouse, outside taps, outdoor electrical point, timber side gate providing rear access. Electric car charging point (This can be connected to solar power if required).



INTEGRAL DOUBLE GARAGE

The garage has been divided in half to provide a hobby/craft room with skylight and loft with ladder. The other half provides storage space. There are two electric roller doors to the front.



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	73	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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