



# Hawkins & Smith

**Marine Drive West, West Wittering**



A WELL PRESENTED SPACIOUS 3 BEDROOM DETACHED HOUSE WITH SEA-GLIMPSES LOCATED ON THE LAND SIDE IN A SOUGHT AFTER PRIVATE BEACH ROAD BEING APPROXIMATELY 60 YARDS FROM THE SEA-FRONT. POTENTIAL TO EXTEND SUBJECT TO THE NORMAL PLANNING PERMISSION, IDEAL SEASIDE FAMILY HOUSE, INVESTMENT OR SECOND HOME.

**£875,000 Guide Freehold**



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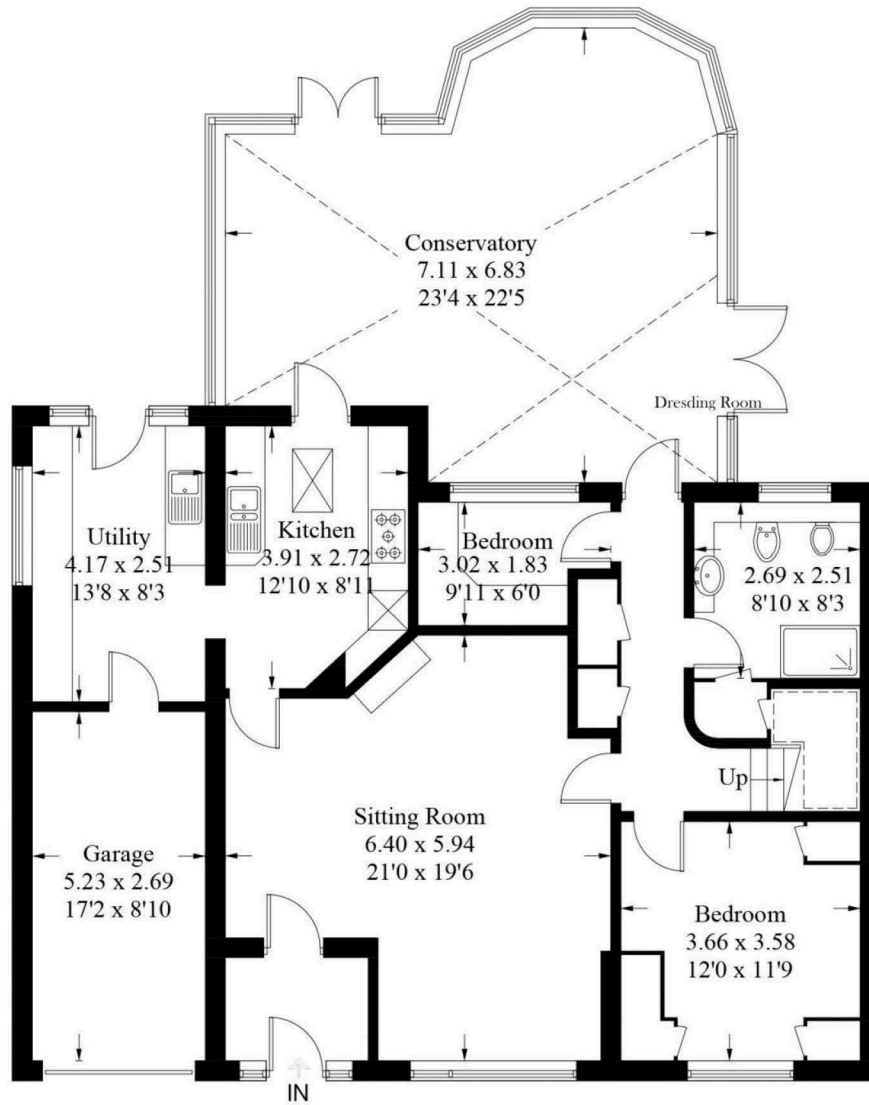
# Marine Drive West, West Wittering, PO20

Approximate Gross Internal Area


House = 177.6 sq m / 1912 sq ft

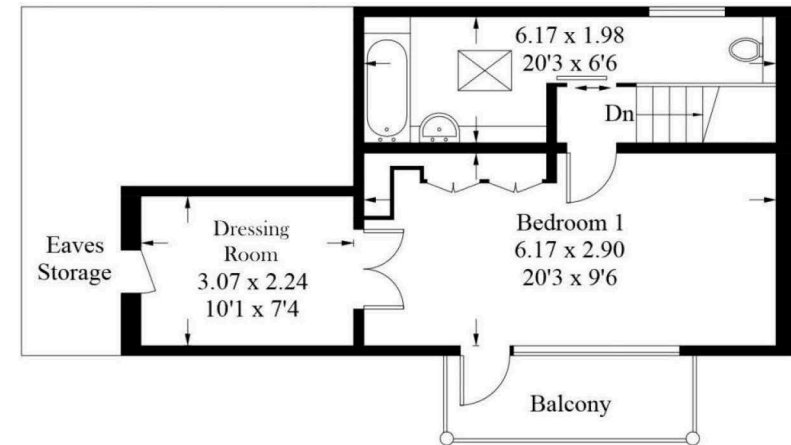
Garage = 13.6 sq m / 146 sq ft

Total = 191.2 sq m / 2058 sq ft



**Ground Floor**

 = Reduced headroom below 1.5m / 5'0



**First Floor**

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

The property comprises

## ENTRANCE HALL

Via double glazed front door into:-

## ENTRANCE LOBBY

Door to:-

### SITTING ROOM - 6.4m x 5.94m (Max) (21' x 19' 6")

Feature built fireplace with living flame gas fire, hearth and surround, door to:-

### KITCHEN - 3.91m x 2.72m (Max) (12' 10" x 8' 11")

Range of cream wall and base units and drawers with 1 ½ bowl sink unit with granite work surface over, built-in eye level double oven, five ring gas hob with extractor above, integrated fridge, pull out larder, breakfast area, through to:-

### UTILITY ROOM - 4.17m x 2.58m (13' 8" x 8' 6")

Range of wall and base storage units, cupboard housing Vaillant gas central heating boiler, space for fridge/freezer and washing machine, access door to rear garden, door into:-

Door from Utility Room to:-

### UVPC CONSERVATORY - 7.11m x 6.83m (Max) (23' 4" x 22' 5")

With radiators, air conditioning, double doors to side, door to rear garden, door to inner hallway.

## INNER HALLWAY

Two built-in storage cupboards.

### BEDROOM 3/STUDY - 3.02m x 1.83m (Max) (9' 11" x 6')

Built-in desk and drawer units.

### BEDROOM 2 - 3.66m x 3.58m (12' x 11' 9")

Built-in wardrobes, upvc double glazed window to front.

### GROUND FLOOR BATHROOM - 2.69m x 2.51m (8' 10" x 8' 3")

Suite comprising walk-in shower, low flush w.c., bidet, wash hand basin, range of built storage units, ladder style radiator.

## LANDING

Turn flight staircase from inner hallway to First Floor

### MASTER BEDROOM - 6.17m x 2.9m (20' 3" x 9' 6")

Built-in wardrobes and drawers, upvc double glazed window to front, door to SOUTH FACING BALCONY WITH SEAS GLIMPSES, door to:-

### DRESSING ROOM - 3.07m x 2.24m (10' 1" x 7' 4")

An ideal En-Suite subject to Planning permission.

### BATHROOM - 6.17m x 1.98m (Max) (20' 3" x 6' 6")

Suite comprising low level w.c., bath, wash hand basin, built-in vanity unit with granite surface over, Velux window, upvc double glazed window, radiator.

## REAR GARDEN

Mainly laid to lawn with ornamental feature, established shrubs, brick paviour pathway, garden shed with power, timber workshop with power and light, outside tap, summer house with decked area, potting shed, water butts, bin storage cupboard, gates to either side of the property giving side access to garden.

### INTEGRAL GARAGE - 5.23m x 2.69m (17' 2" x 8' 10")

Approached via large entrance providing ample off-road parking for several vehicles. Power and light, electric up and over door.

## FRONT GARDEN

Paved driveway providing parking for several vehicles, lawned area.

## ADDITIONAL INFORMATION

This property is sold on a freehold basis.

Council Tax Band F







Energy Efficiency Rating	
Current	Potential
<b>70</b>	<b>80</b>
<small>Very energy efficient - lower running costs</small> <small>Not energy efficient - higher running costs</small> <small>EU Directive 2002/91/EC</small>	

Environmental Impact Rating	
Current	Potential
<b>64</b>	<b>75</b>
<small>Very environmentally friendly - lower CO<sub>2</sub> emissions</small> <small>Not environmentally friendly - higher CO<sub>2</sub> emissions</small> <small>EU Directive 2002/91/EC</small>	

**To arrange a viewing, please call us on 01243 671900 or email us at [info@hawkinsandsmith.co.uk](mailto:info@hawkinsandsmith.co.uk).**

Disclaimer: Please note that all the above information has been provided by the vendor in good faith, but will need verification by the purchaser's solicitor. Any areas, measurements or distances referred to are given as a guide only and are not precise. Floor plans are not drawn to scale and are provided as an indicative guide to help illustrate the general layout of the property only. The mention of any appliances and/or services in this description does not imply that they are in full and efficient working order and prospective purchasers should make their own investigations before finalising any agreement to purchase. It should not be assumed that any contents, furnishings or other items shown in photographs (which may have been taken with a wide angle lens) are included in the sale. Any reference to alterations to, or use of, any part of the property is not a statement that the necessary planning, building regulations, listed buildings or other consents have been obtained. We endeavour to make our details accurate and reliable, but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not give any warranty in relation to the property and we have no authority to do so on their behalf.