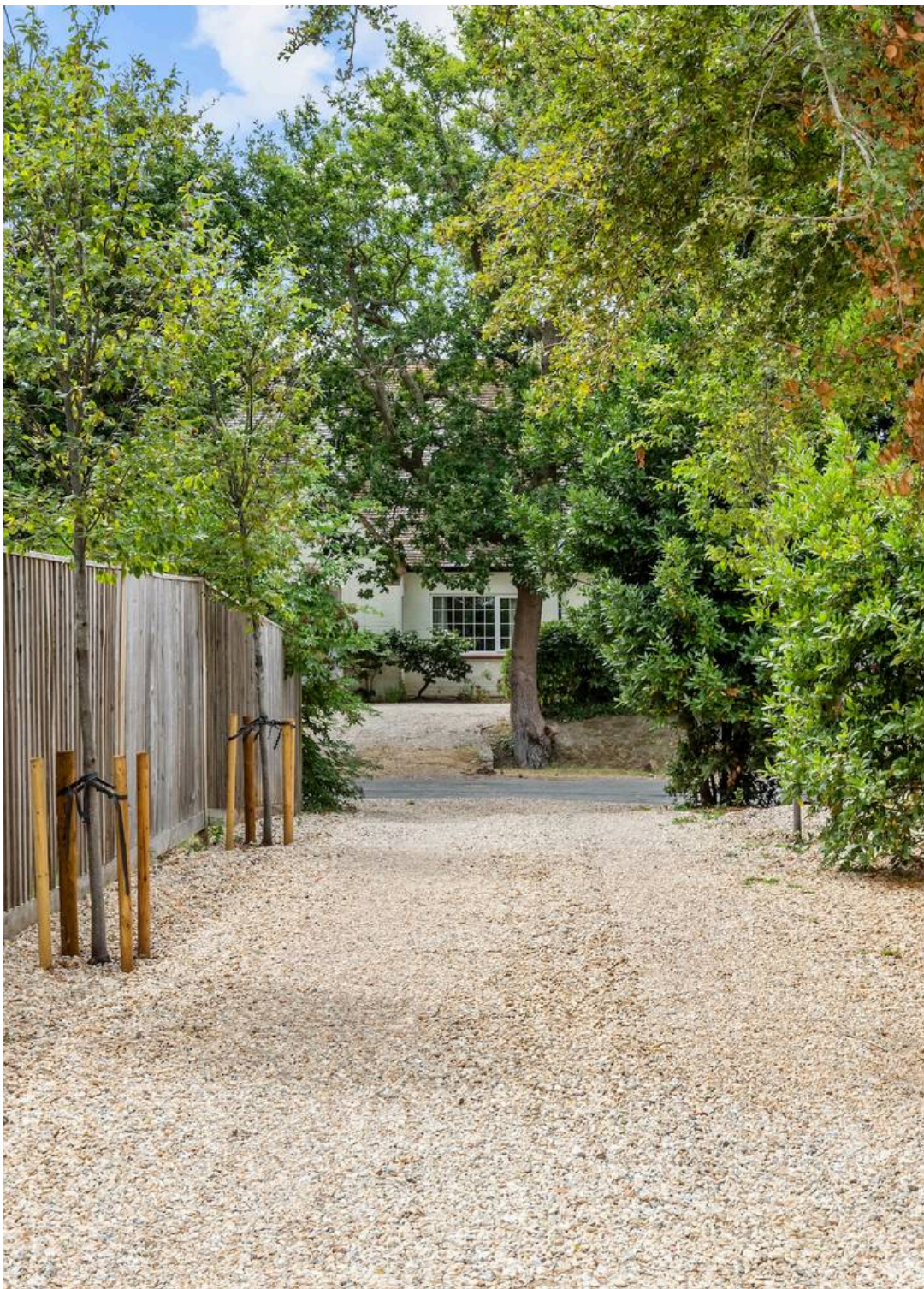




Ormes, West Wittering







Ormes, Elms Lane

Tucked away along one of West Wittering's most sought-after private lanes and just over a mile from the famous Blue Flag beach, Ormes is a substantial detached family home extending to approximately 4,179 sq ft, including a detached annexe. At the heart of the home is a superb 32ft kitchen and dining room, creating an ideal space for everyday family living and entertaining, whilst the separate sitting room with feature fireplace, dedicated cinema room and home office provide excellent flexibility. The property has been thoughtfully extended over the years to create generous and versatile accommodation throughout, complemented by solar panels helping to improve the home's energy efficiency.

Upstairs are 3 generous double bedrooms, served by 2 bathrooms and complemented by extensive loft storage, offering potential for further expansion, subject to the necessary consents. Separate from the main house, the detached annexe provides fully self-contained accommodation over 2 floors, complete with its own kitchen, living room, shower room and 2 double bedrooms. Whether for multi-generational living, guest accommodation or holiday letting, it offers exceptional flexibility and has consistently generated an income of approximately £35,000 per annum for the current owners.

Outside, the property is approached via a private, shared tree-lined driveway leading to ample driveway parking. To the rear, the south-facing garden enjoys sunlight throughout the day and offers an excellent degree of privacy, with a large patio creating the perfect space for outdoor entertaining and the generous lawn providing plenty of space for families to enjoy. A further garden area surrounds the detached annexe, enhancing the feeling of space and providing a natural separation between the main house and ancillary accommodation.

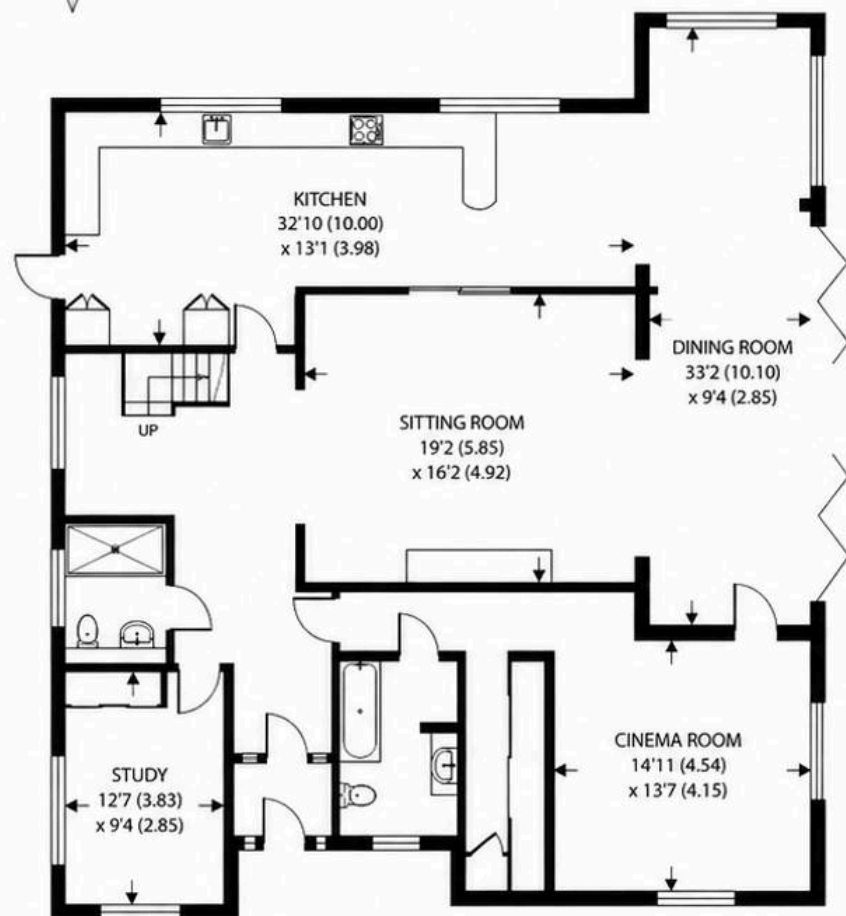




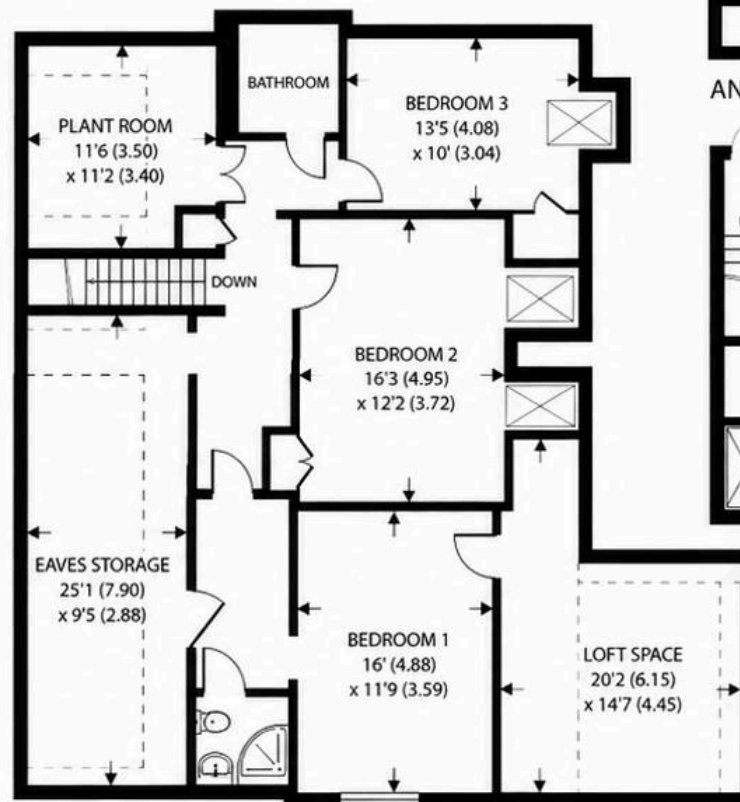








GROUND FLOOR



FIRST FLOOR



ANNEXE FIRST FLOOR



ANNEXE GROUND FLOOR

Elms Lane, West Wittering, Chichester, PO20

Approximate Area = 2983 sq ft / 277.1 sq m

Limited Use Area (s) = 412 sq ft / 38.2 sq m

Annexe = 784 sq ft / 72.8 sq m

Total = 4179 sq ft / 388.1 sq m

For identification only - Not to scale







Brennan and Chatterton Estates

17 Elmer Road, Bognor Regis – PO22 6DZ

01243 984444 • info@brennanandchatterton.co.uk • <https://www.brennanandchatterton.co.uk>

