

FOR SALE



Cakeham Road, West Wittering
Starting Bid £625,000


MARTIN&CO

Cakeham Road, West Wittering

Starting Bid £625,000

- Refurbished Property
- Offered for sale by the Method of Modern Auction (T&C's Apply)
- 35 Foot Garage
- West Wittering
- Two New Kitchens

Offered for sale by the Method of Modern Auction (T&C's Apply). Discover the charm and elegance of Scotts Farm House, a beautifully refurbished 4/5 bedroom detached farmhouse.

Scotts Farm House: Your Dream Home in West Wittering

Discover the charm and elegance of Scotts Farm House, a beautifully refurbished 4/5 bedroom detached farmhouse nestled in the highly sought-after West Wittering area. Just a stone's throw away from the award-winning West Wittering Beach, this property offers the perfect blend of modern luxury and timeless appeal.

Key Features:

Prime Location: Enjoy the tranquil coastal lifestyle with the beach only minutes away, perfect for leisurely walks, water sports, and family days out.

Completely Refurbished: The property has been fully updated with new double glazing, a brand-new boiler, fresh paint throughout, and



new flooring, ensuring a move-in ready experience.

Modern Amenities: Featuring two brand new kitchens equipped with the latest appliances and two new stylish bathrooms, designed for comfort and convenience.

Spacious Living: Boasting four generous bedrooms, with the option of a fifth bedroom or study, and two inviting reception rooms, this home provides ample space for family living and entertaining.

Expansive Outdoor Space: The property sits on a large plot with a huge South-facing garden, ideal for outdoor activities, gardening, or simply relaxing in your private oasis.

Ample Parking and Storage: Benefit from a 35-foot garage and off-road parking, providing plenty of space for vehicles and storage.

No Forward Chain: This property is available with no forward chain, offering a smooth and hassle-free buying process.

Don't miss the opportunity to own this stunning farmhouse in one of the most desirable locations. Scotts Farm House is not just a home; it's a lifestyle. Contact us today to arrange a viewing and take the first step towards making this dream property yours.

HMRC COMPLIANCE All sellers and buyers will be required to complete online identity checks provided by MoveButler. The cost of these checks is £60 inc. VAT per person which is paid in advance, directly to MoveButler. This charge verifies your identity in line with our obligations as agreed with HMRC.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		





Ground Floor Building 1



Approximate total area⁽¹⁾

2495.59 ft²

231.85 m²

(1) Excluding balconies and terraces

While every attempt has been made to

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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.