



Price Guide £700,000

Bluebell Cottage, Briar Avenue, West Wittering, Nr. Chichester, West Sussex PO20 8PX





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Situated in a private lane in a semi rural location in the parish of West Wittering, an extended four/five bedroom, two/three reception room, two bathroom chalet style property which includes a superb open plan kitchen/lounge/dining room overlooking the south facing terrace and secluded rear garden. One of the reception rooms makes a perfect home office situated above a large Laundry Room.

Link to Virtual Viewing video: <https://my.matterport.com/show/?m=fzrmix2d3uy7p8q0s1582ua5a>

Entrance Hall: Ceramic tiled flooring. Pine cupboard. Door in to the rear garden.

Laundry Room: Range of wall and floor cupboards with inset sink unit. Plumbing for washing machine and space and plumbing for tumble dryer, fridge/freezer. Large hot water storage tank. Wooden flooring. Heated towel rail. Stairs to first floor Home/Office.

Home Office: A spacious room with Two sky light windows. Access to under eaves storage area.

Open Plan Living/Dining/Kitchen:

Kitchen Area: Range of bespoke wall and floor units with a mixture of pine fronts, solid wood and handmade concrete worktops and an Island unit. Five ring gas range. Space for fridge/freezer. Feature built in storage cupboard.

DiningArea: Skylight. Feature wood burning stove. Large sliding doors leading to south facing terrace and the rear garden.

Living Area: Skylight. sliding doors leading to south facing terrace and the rear garden.

Sitting Room: Feature wood burning stove set into alcove.

Downlighters.

Inner Hall: Stairs to the First Floor with half landing and part glass panelled balustrade. Storage cupboard under stairs. Ceramic tiled floor.

Bedroom Three: Bay window. Fitted wardrobes with sliding doors.

Bedroom Four: Bay window.

Shower/Cloak Room: Tiled walls. Built in shower cubicle with mains powered shower with raid head and folding glass door. W.C. with inset cistern and wash hand basin.

First Floor:

Spacious Landing: Built in storage cupboards.

Principal Bedroom: Skylight window.

Bedroom Two: Skylight window

Family Bathroom: Panelled bat with electric shower over. W.C and wash hand basin. Chrome ladder style towel rail.

Outside: Enclosed south facing rear garden laid to lawn with decked area and established shrubs and trees.

Attractive garden chalet and timber garden shed.

Detached Garage with additional Parking to the front paved area with space for several cars.

Viewing: By appointment with the office 01243 672217.





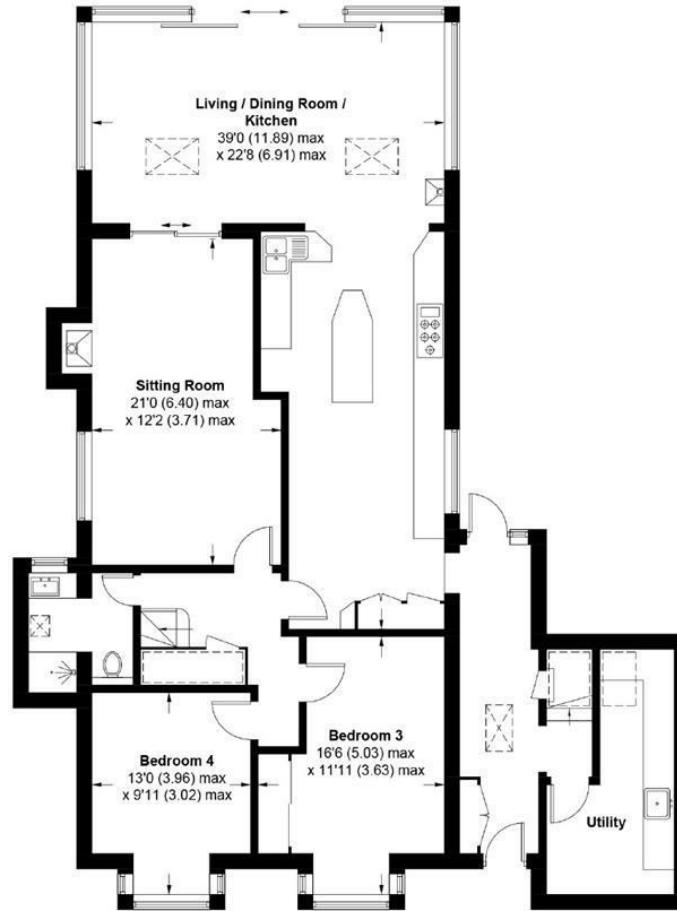




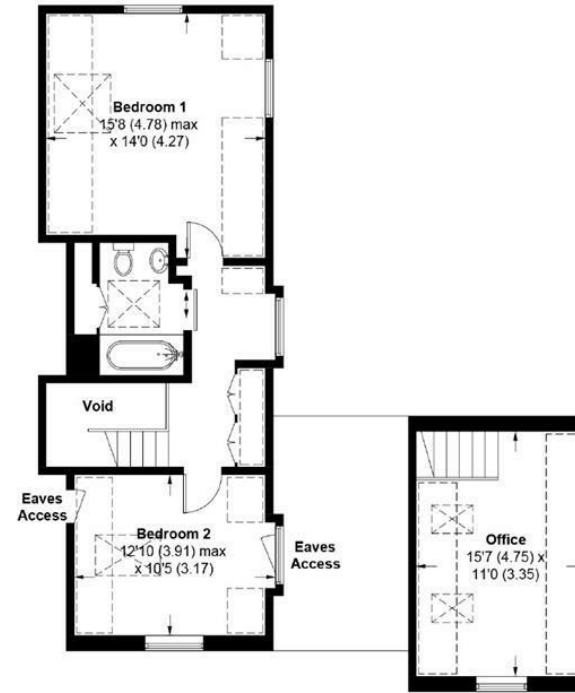


Briar Avenue, West Wittering, PO20

APPROXIMATE GROSS INTERNAL AREA = 2205 SQ FT / 204.9 SQ M
(EXCLUDING VOID)



GROUND FLOOR



FIRST FLOOR

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID539128)

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