



Price Guide £550,000

10 Cunliffe Close, West Wittering, Nr Chichester, PO20 8LU

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Cunliffe Close is a private Cul-de-sac located right in the heart of West Wittering village only 200m from the village shops and pub and less than 1 mile to the famous Blue-flag beach of West Wittering, the sand dunes of East Head, the picturesque Snowhill Creek and the beautiful Chichester Harbour - an area of outstanding natural beauty.

Since ownership this property has undergone a complete renovation inside and out transforming it from a 60's style home into a stylish modern property. The greatest change has come from the addition of a single storey rear extension with several roof lights which bathe the new enlarged kitchen-diner with an abundance of natural light. The room also enjoys tall, glazed rear doors which look out over the attractively designed, landscaped rear garden with outside shower.

The redesign carries on throughout the property with the interior featuring limewash and white wood boarded walls, hard flooring with underfloor heating, inset modern gas fire, a bay window seat, three spacious bedrooms incorporating white wooden headboards and a modern bathroom.

Glazed Entrance Porch: Coat rail

Living Room: Underfloor heating, inset modern gas fire, Bay window seat, joinery TV unit, understairs cupboard.

Cloakroom: Wash basin, LED mirror, WC.

Kitchen/Dining/Breakfast Room: Underfloor heating, extended kitchen with island bar, utility cupboard, integrated fridge/freezer, electric 4-ring hob, single electric oven, integrated dishwasher,

inset sink, metal framed glass doors into rear garden, three roof lanterns.

Landing: Airing cupboard.

Bedroom One: Roman blinds, built in wardrobe cupboard, wooden headboard with built in lamps, radiator.

Bedroom Two: Roman blinds, built in wardrobe cupboard, wooden headboard with built in lamps, radiator.

Bedroom Three:

Bathroom: Inset bath with rainfall shower over, glass shower screen, roman blind, LED mirror, wash basin with vanity unit, WC.

Outside:

The rear garden has been designed for low and easy maintenance patio with gravelled areas and paths all enclosed with high close boarded fencing. There is a wooden outside shower cubicle.

Garage in a block close by with further space in front.

A small estate charge of £300 PA is payable to a residents association for the maintenance of the communal areas and road.

Viewing: By appointment with the office 01243 672217.





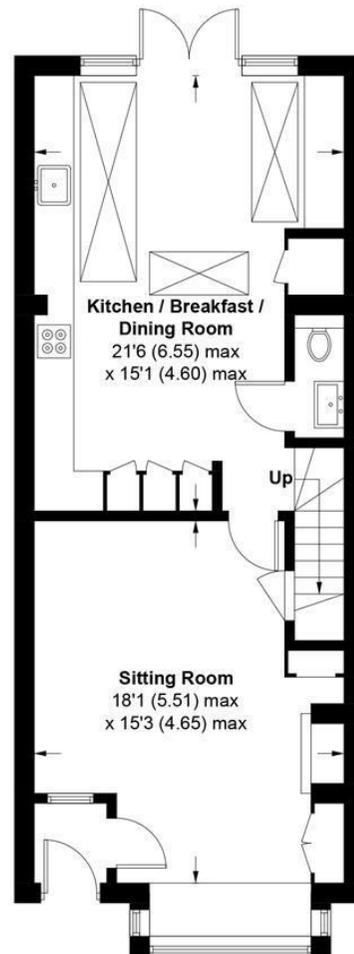




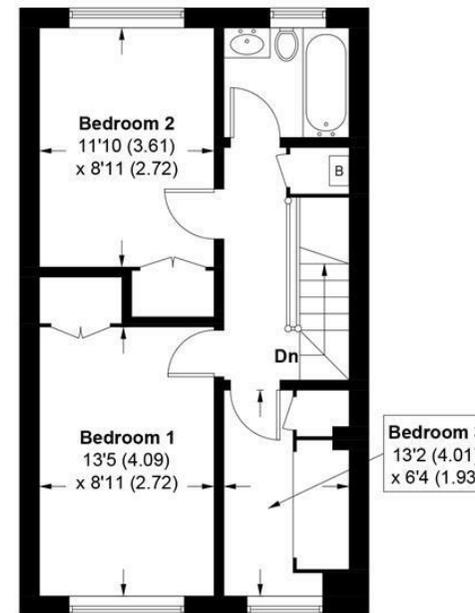


# 10, Cunliffe Close, PO20 8LU

APPROXIMATE GROSS INTERNAL AREA = 1072 SQ FT / 99.6 SQ M



**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. (ID1214688)

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