



Price Guide £600,000
4 Acre Street, West Wittering, Chichester, PO20 8QQ





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A charming, family home located in a peaceful rural setting in West Wittering parish.

4 Acre Street has been extended and remodelled to create a ground floor, open-plan living area with a large rear corner window to encapsulate the rural setting and views over agricultural land, a roof lantern to draw in the natural light, a stylish kitchen centred around the island unit, a cosy living area highlighted by the wood burner and bay-window seat, a pantry cupboard, a utility/shower room with direct side access and a separate snug/study, all of which is complimented by laminate flooring with underfloor heating.

The first floor comprises 4 tastefully decorated and carpeted bedrooms and landing, with bedrooms 2 and 4 affording views over arable fields and bedroom 1 benefitting from another cosy window seat. there is a further well-appointed family bathroom upstairs, with more laminate flooring an underfloor heating.

Outside the property enjoys a lawned rear garden with a landscaped patio and is bordered by low lying fences which emphasise the rural setting and hedge borders. To the front of the property there is a gravel driveway providing parking for 2 vehicles and a lawned front garden.

The property is being sold with no forward chain and viewing is highly recommended!

Entrance Hall: Boot room/coat cupboard understairs storage.

Living Space: Bay window seat, laminate flooring with underfloor heating, wood burner, pantry cupboard.

Kitchen/Diner: Matte stone coloured kitchen units, white stone worktops, single oven, ceramic hob, integrated extractor, integrated fridge/freezer, integrated dishwasher roof lantern. Dining area with

large corner windows. French Doors to the rear garden.

Utility/Shower Room: Continuation of kitchen units, large ceramic Belfast sink, Walk-in shower, chrome heated towel rail, WC. Direct side access.

Snug/Study: Built in shelving and cupboard, two windows with Roman blinds.

First Floor Landing: Loft hatch.

Bedroom 1: Bay Window seat with Roman blind, built in wardrobe cupboard, radiator.

Bedroom 2: Built in double wardrobe, window with views over arable fields, radiator, Roman Blind.

Family Bathroom: Laminate flooring with underfloor heating, inset bath with handheld shower, chrome heated towel rail, wash basin, WC, Roman blind.

Bedroom 3: Built in wardrobe cupboard, two windows with Roman blinds, radiator.

Bedroom 4: Double aspect room with two field view windows, two Roman Blinds, panel radiator.

Rear Garden: Landscaped patio seating/dining area. Lawned rear garden with low wooden fences and hedge borders.

Front Garden: Gated gravel driveway parking for two vehicles, wood store, lawn front garden.









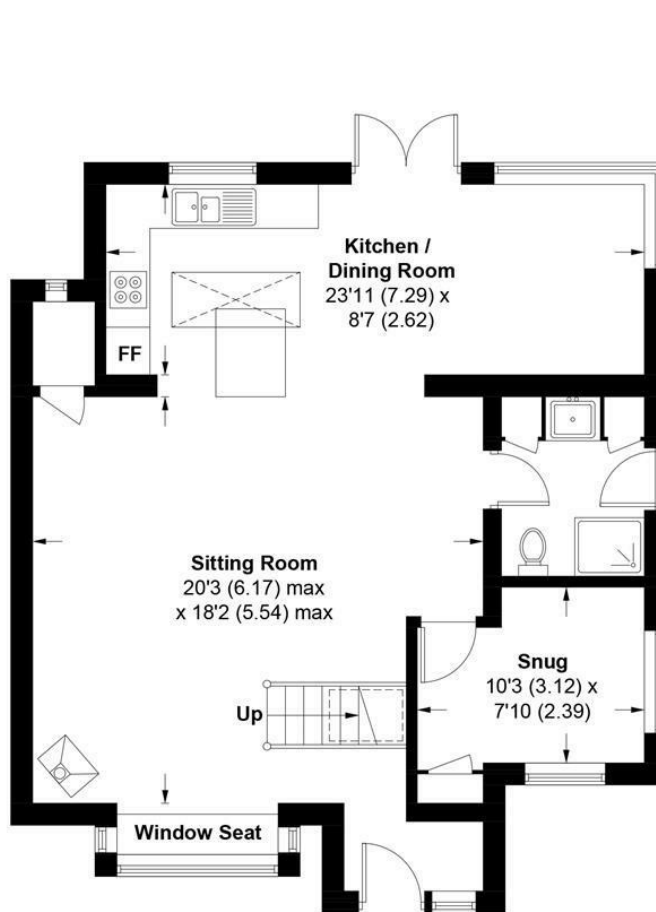


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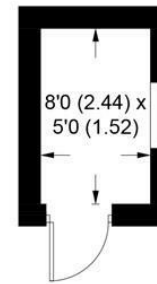
APPROXIMATE GROSS INTERNAL AREA = 1278 SQ FT / 118.7 SQ M

OUTBUILDING = 40 SQ FT / 3.7 SQ M

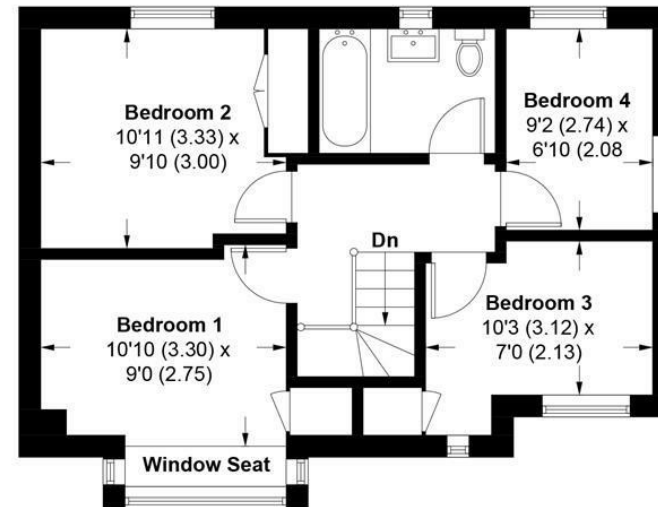
TOTAL = 1318 SQ FT / 122.4 SQ M



GROUND FLOOR



(Not Shown In Actual
Location / Orientation)



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. (ID1304050)

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