

‘Herons Creek’ Marine Walk | PO11 9PQ | £720,000

GEOFF FOOT ESTATE AGENTS LTD

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Spacious Detached Executive Home in sought-after location, Geoff Foot Estate Agents are pleased to present this impressive and spacious detached executive family home located in the highly desirable Marine Walk area, perfectly positioned for easy access to Mengham Rythe Sailing Club and scenic coastal walks with views toward Chichester Harbour. The property features a welcoming recessed entrance leading into a generous hallway, with ground-floor accommodation comprising a bright lounge with log burner, dining room, sun room, kitchen, utility room, cloakroom, and a study/optional fifth bedroom. Upstairs offers four double bedrooms, including one with en-suite facilities, and a modern family bathroom. Further benefits include a UPVC conservatory, double garage with workshop area, and a driveway with turning space providing ample off-road parking. The attractive south-facing rear garden features mature planting and offers a peaceful and private outdoor space. Offered with no forward chain, this substantial home is ideal for those seeking coastal living in a highly regarded residential location.

- ***Executive detached home in sought-after Marine Walk***
- ***Close to Mengham Rythe Sailing Club and coastal walks with distant harbour views***
- ***Four double bedrooms plus study/optional fifth bedroom***
- ***Lounge with log burner, dining room, sun room and UPVC conservatory***
- ***Kitchen with separate utility room and ground-floor cloakroom***
- ***En-suite to main bedroom plus family bathroom & downstairs cloakroom***
- ***Double garage with workshop area***
- ***Driveway with turning space offering ample off-road parking***
- ***Mature south-facing rear garden***
- ***Offered with no forward chain***

Freehold | EPC: C | Council Tax Band: F

The accommodation comprises:

Recessed Porch entrance with hardwood panel glazed door and side light to –

Entrance Hallway –

Parquet flooring. Double radiator. Open tread stairway rising to first floor with fitted stair lift (optional).

Lounge –

Parquet flooring. Double radiator. Limestone effect fireplace surround with polished granite backing and matching hearth, log burner. TV aerial point. Double glazed leaded light bow window to front aspect. Two wall light points.

Dining Room –

Double glazed leaded light bow window to front aspect. Parquet flooring. Two wall light points. Space for table and chairs. TV aerial point. Double opening doors into

Sun Room – *Radiator. Parquet flooring. UPVC double glazed French doors to south facing Garden.*

Study/Bedroom 5 –

Double glazed leaded light window to rear aspect. Radiator. Wall shelving.

Kitchen/Breakfast Room –

1.5 bowl single drainer sink unit and mixer tap set in granite work surface. Range of solid oak fronted wall and base cupboards and drawers fitted to two sides. Inset 'Bosch' induction hob with 'pull-out' extractor over. Eye level oven and grill. Further work surface with cupboards and drawers. Tiled splash backs. Wall mounted 'Worcester Bosch' gas boiler. 'Hive' heating/hot water timing control switch. Space for table and chairs. Glass fronted display wall cupboard. Radiator. Double glazed leaded light windows to front and rear aspects. Door to front. 'Flotex' slip resistant flooring. Door to

Utiltiy –

1.25 bowl single drainer stainless steel sink unit with mixer tap set in granite work surface, cupboards below. Plumbed in dishwasher and automatic washing machine. Matching solid oak fronted wall cupboards. Double glazed leaded light window and door to

Conservatory –

UPVC double glazed window units to 5 sides, tiled flooring, water tap point, power point and light. Double glazed French doors to rear Garden.

NAEA
National Association of Estate Agents

IMPORTANT INFORMATION

The foregoing particulars have been prepared with care and are believed to be substantially correct, but their accuracy is not guaranteed and they are not intended to form the basis of any contract. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. It should be noted that any gas, electrical or plumbing systems have not been tested by ourselves. Should you be contemplating travelling some distance to view the property please ring to confirm that the property remains available.

Cloakroom –

Low level WC and pedestal wash hand basin. Radiator with wall mirror over. Obscure double glazed window to rear aspect. Part wall tiling. Shaver point. Built in storage cupboards to one wall. Coats hanging space.

Stairs to Landing –

Access to loft space. Built in airing cupboard housing hot water tank, immersion heater and shelf.

Bedroom 1 –

UPVC double glazed leaded light window to front elevation offering views through to Mengham Rythe Sailing Club and Chichester Harbour. Radiator. Twin double built in wardrobes with hanging rail and shelf. Door to

En-Suite*: Coloured suite comprising corner Bath with mixer tap/handheld shower over. Close coupled WC, Bidet and wash hand basin. Radiator. UPVC obscure double glazed window to front. Part all tiling. Wall*

Bedroom 2 – *Radiator. UPVC double glazed leaded light window to front elevation with Harbour views.*

Bedroom 3 – *UPVC double glazed window to rear elevation. Radiator. Built in double wardrobe.*

Bedroom 4 – *UPVC double glazed window to rear elevation. Radiator. Two double built in wardrobes.*

Family Bathroom –

Coloured suite comprising panelled bath with hand held shower attachment, rail and curtain. Pedestal wash hand basin, Bidet and close coupled WC. Radiator. Dimplex wall heater. Wall cabinet. Part wall tiling.

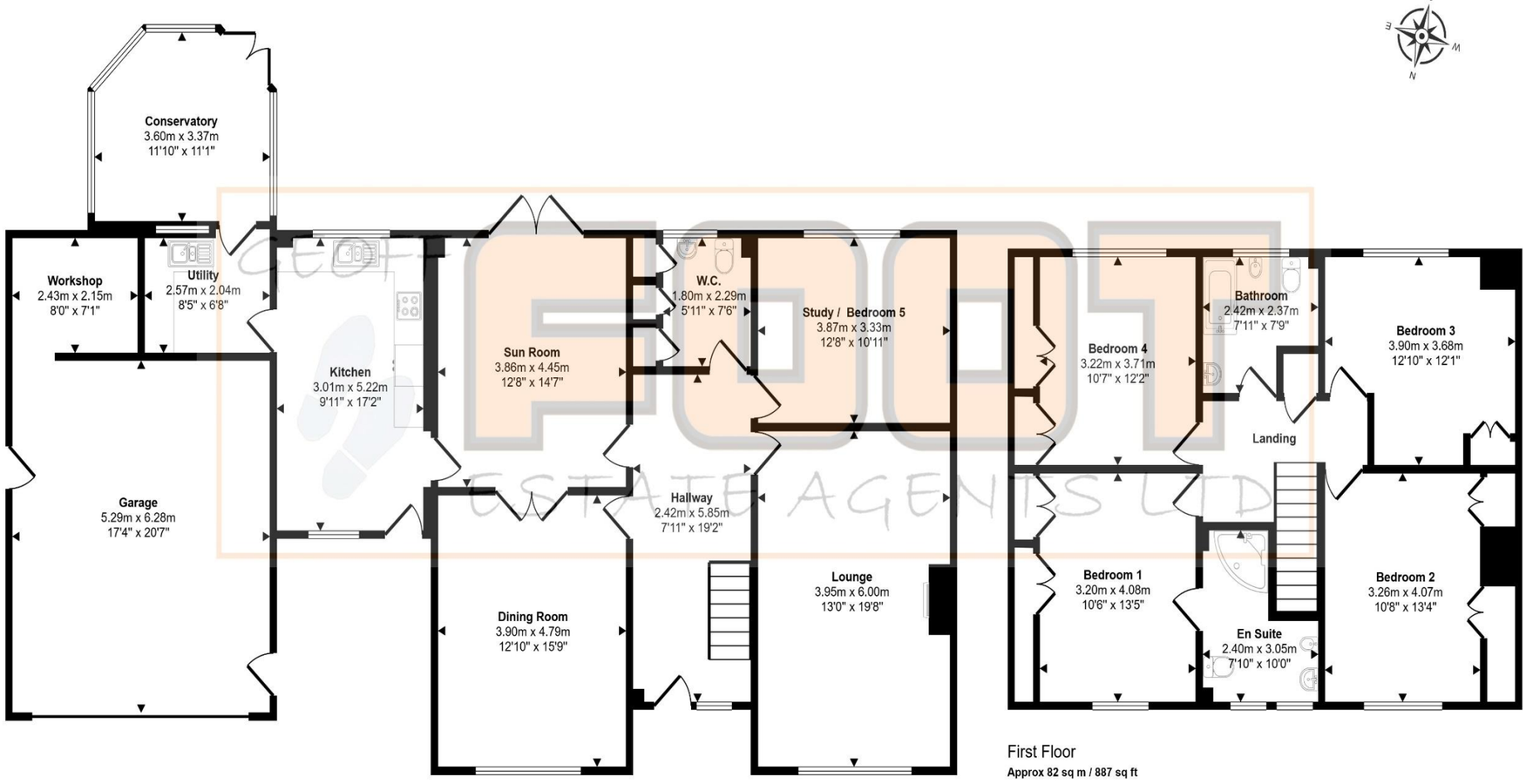
Outside – *Gated entrance leading to concrete print driveway with additional parking area. Hedging to all three boundaries. Mainly laid to lawn. Electric meter box. Display trellis by doorway. Side path to rear Garden.*

Integral Double Garage – *With electric up and over door, power and lights. Consumer unit. Two side service doors. Water tap point. Open access to Work shop area: with work bench, light, power and shelving. Extensive loft area above garage.*

South facing Rear Garden - Paved seating area and raised decking. Mainly laid to lawn with flowers to borders. Greenhouse with electric and water. Timber Garden shed. External power point. Fully fence enclosed.

Please scan the QR Code for Virtual Tour >>>>

Approx Gross Internal Area
255 sq m / 2740 sq ft



Ground Floor
Approx 172 sq m / 1852 sq ft

First Floor
Approx 82 sq m / 887 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

