



Price Guide £1,950,000

18 The Wad, West Wittering, West Sussex PO20 8AH





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Located in the heart of West Wittering village, less than 3/4 of a mile from famous West Wittering beach and the sand dunes of East Head, No. 18 is a stunning family home situated on the southern side of the highly desirable 'The Wad' private estate.

The imaginatively re-designed layout measuring an impressive 2938 sq ft. and is styled with a blend of luxury finishes and quality craftsmanship. Offering a 'Turnkey' experience features include herringbone design wooden flooring to the ground floor which has underfloor heating, high specification shower/bathrooms and cloakrooms with quality fittings, sanitary ware and led lit mirrors and a fully integrated luxury kitchen with 'Matte' units and marble work surfaces.

On entering the property there is a wide Entrance Hall with a Cloakroom off leading into an expansive open-plan space comprising a Lounge Area with Play Space, a Dining Area and a high spec fully integrated Kitchen with 'Rangemaster' range, wine cooler, dish washer and fridge/freezer and walk-in Larder. An adjoining Office has bi-fold doors opening into the lounge and has a dual use as a Fifth Bedroom with its own Ensuite Shower Room. From the kitchen there is a large Utility, a Boot Room and Wet Room with a separate side entrance, perfect if coming straight from the beach.

On the first floor the bedrooms lead off of the Galleried Landing. The large Principal Bedroom Suite which looks out over the fields has a feature vaulted ceiling, a dressing area and En-Suite Shower Room with twin basins and there is Second Bedroom Suite with En-Suite Shower Room. There are two further Double Bedrooms both facing south with views over the fields and a Family Bathroom with twins basins.

Outside the property greatly benefits from having a private, South-Facing Garden which has been extended thanks to the purchase of some adjoining land to the rear. This comprises a large, wide lawn with a gravelled area at the bottom of the garden perfect for child play. At the front of the property there is a huge gravelled driveway providing Parking for multiple vehicles and a Garage providing useful storage space for bicycles, surf boards etc. Additionally, there is an Outside Shower by the entrance to the boot room which is incredibly useful for rinsing off wetsuits or pets.

Entrance Hall: Cloakroom: Study/Bedroom Five with En-Suite Shower Room:

Open plan Living and Dining areas with fully fitted, integrated kitchen with comprehensive range of 'Matte' units:

Walk-in Larder: Utility Room: Boot Room: Shower Room:

Principal Bedroom with dressing area and En-Suite Shower Room:

Second Bedroom Suite with En-Suite Shower Room:

Two further Double Bedroom: Family Bathroom:

South facing Rear Garden:

Parking for several vehicles and Garage.

Viewing: Strictly appointment with the office 01243 672217.





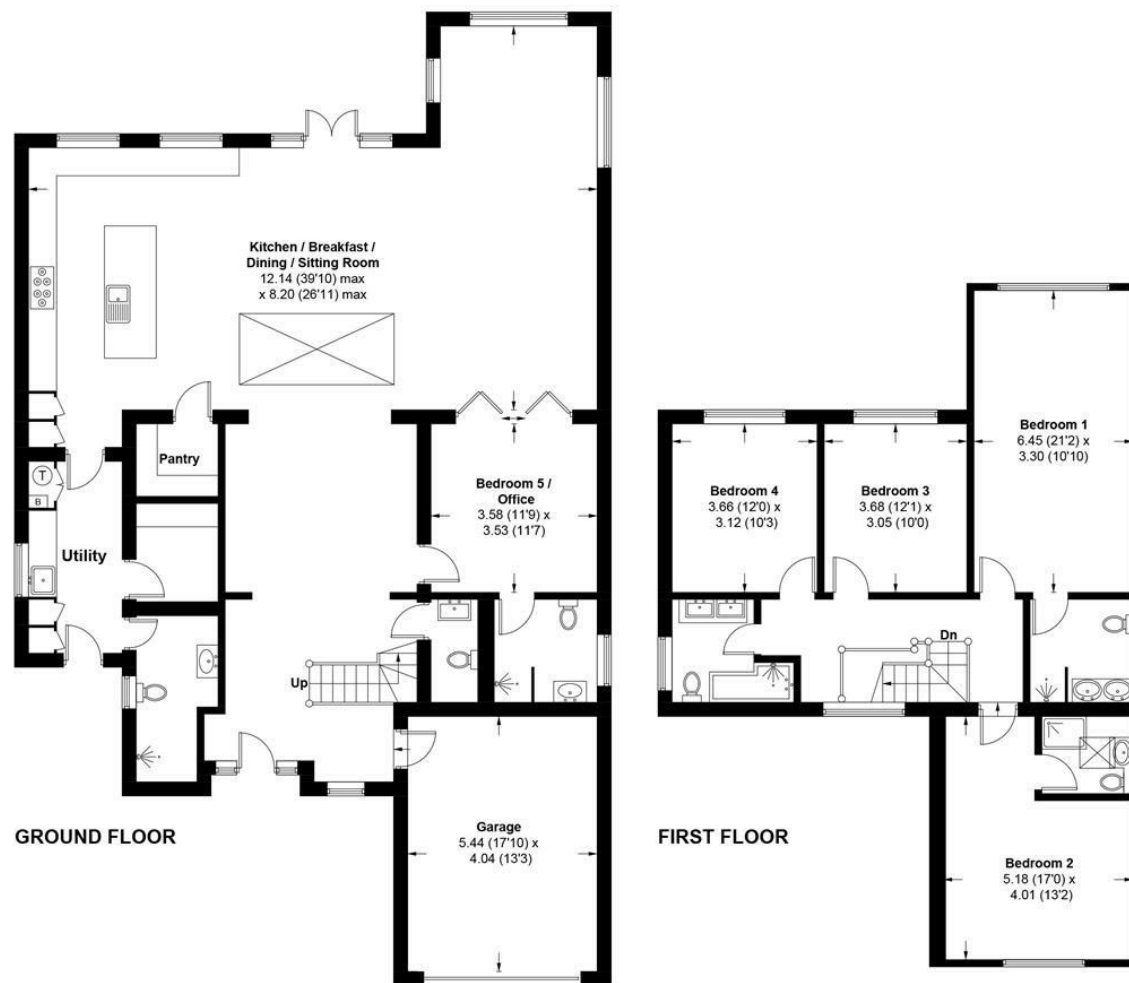






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APPROXIMATE GROSS INTERNAL AREA = 2938 SQ FT / 273 SQ M
(INCLUDING GARAGE)



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. (ID1204958)

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