Guide Price £795,000

Windhaven Longlands Road, East Wittering, Chichester, PO20 8DD

BAILEYS

			EPC	
4	3	2	D	D

'Windhaven' is a beautifully presented property of just under 1,800 sq ft comprising three bedrooms, four receptions rooms two of which can be used as bedrooms, two modern bathrooms, a new kitchen and a rear conservatory finished with modern style and offering flexible and spacious accommodation.

The property occupies a wonderful position in East Wittering village set in an attractive and generous garden plot measuring 0.14 acres and just a 220 metre walk to the shoreline and Bookers Green. The village centre is only a 400m walk away with its excellent variety of independent shops, supermarkets and eateries and also includes a health centre. There is ample parking available on the paved driveway or in the attached garage.

The property would make a fantastic residence for someone looking to mix coastal beauty with the relaxed nature of a village lifestyle.

Link to walk through video: https://my.matterport.com/show/?m=MBTx1fnzfmc

Entrance Hall: Tiled flooring, inner door, alarm.

Sitting Room: Bay-window, steel hearth fireplace, two radiators.

Kitchen/Breakfast Room: Modern kitchen with breakfast bar, two wall mounted Bosch electric ovens, integrated fridge/freezer, integrated dishwasher, 5-ring Bosch gas hob and extractor with grey marble-effect splashback, inset double stainless-steel sink. LED spotlights.

Dining Room: Bay-window, radiator.

Study/Bedroom Four: Side window, radiator.

Conservatory: Opaque roof, Cloakroom, laminate flooring, two roof windows, two radiators.

Bedroom One: Double doors leading out to the garden.

Downstairs Wet Room: Tiled walk-in rainfall shower, wash basin and LED vanity unit, WC and chrome heated towel rail.

First Floor Landing: Airing cupboard, Velux window, LED spotlights.

Bedroom Three: Window overlooking the rear garden, radiator.

Bathroom: Inset panelled bath with shower over, wash basin with LED mirror over, WC, Velux window, radiator.

Bedroom Two: Sea glimpses, eaves storage, radiator.

Gardens: Attractive land well maintained rear garden with lawn area, patios, plant and hedge borders. Garden shed with power. Gravelled front garden with established plants.

Paved driveway with parking for several cars.

Single attached garage.

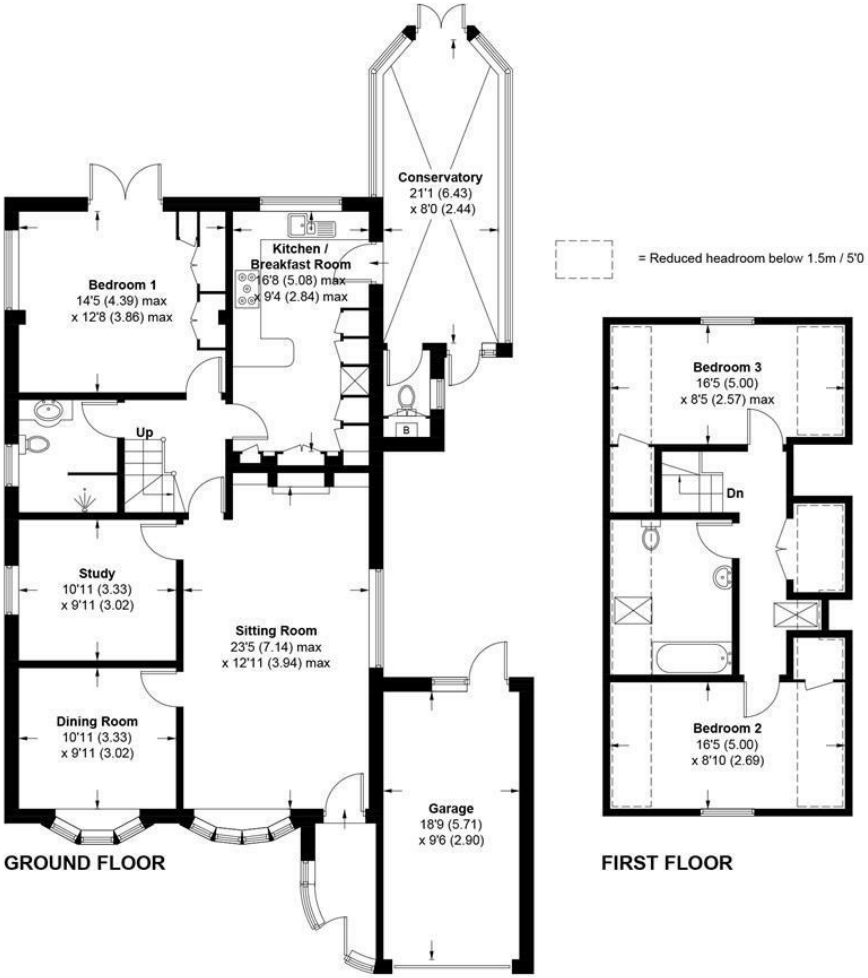
Viewing: By appointment with the office 01243 672217.

MURDLE

TOO OLD FOR THIS

Windhaven, Longlands Road, PO20 8DD

APPROXIMATE GROSS INTERNAL AREA = 1796 SQ FT / 166.9 SQ M
GARAGE = 180 SQ FT / 16.7 SQ M
TOTAL = 1976 SQ FT / 183.6 SQ M



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. (ID1245939)

Produced for Baileys Estate Agents

Working in co-operation with the owners we have tried to be accurate and informative in the presentation of our property details. Baileys would advise that no representations or warranties are made or given in respect of the condition of any items mentioned in the Sales Particulars. If however, you are not sure about a particular point please contact us to verify the information. This is especially important if viewing the property involves travelling some distance.

17 Shore Road, East Wittering, West Sussex, PO20 8DY
01243 672217
info@baileys.uk.com
www.baileys.uk.com

The Property Ombudsman

BAILEYS