

Price Guide £725,000

4 Elmstead Gardens, West Wittering, Chichester, PO20 8NG

BAILEYS







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Perfectly positioned in the heart of desirable West Wittering village and nestled at the end of a quiet cul-de-sac this detached, 4-bedroom, 2-bathroom residence makes the perfect family home, offering comfortable and flexible accommodation across 1595sqft of living space.

This property is located less than a mile from the famous Blue Flag beach at West Wittering and 0.75 mile from Snow Hill Creek and Chichester Harbour, the property has the benefit of having a private, enclosed rear garden, a large single garage and is being sold with no forward chain.

Viewing by strict appointment with the office 01243 672217

Covered Entrance Porch:

Entrance Hall: Coat cupboard, under stairs cupboard, radiator.

Cloakroom: WC, wash basin, heated towel rail.

Study: Parque flooring, radiator.

Living Room: Double opaque glass panelled doors, fireplace with stone surround, bay window, radiator.

Kitchen/Dining Room: Tiled flooring, Neff 5-ring gas hob with overheard extractor fan, Neff wall mounted double electric ovens, American style fridge/freezer, Bosch dishwasher, Zanussi washing machine, stainless steel double sink and draining board, single door to rear garden, dining area with doors into conservatory.

Conservatory: Brick base with upvc panels and opaque roof, French doors to rear garden, radiator.

Landing: Airing cupboard, loft hatch.

Bedroom 4/Office: Window overlooking the rear garden, radiator.

Bedroom 2: Three built in double wardrobe cupboards, two west-facing windows with curtain poles, radiator.

Bedroom 3: Built in double wardrobe cupboard, West-facing triple upvc window, radiator.

Family Bathroom: Full tile bathroom with, bath, chrome heated towel rail, wash basin and WC.

Principal Bedroom: Two built in double wardrobe cupboards, East-facing triple window overlooking the rear garden, radiator.

Ensuite Shower Room: Modern panelled walling, walk-in shower cubicle with rainfall and handheld showers, glass shower screen, chrome heated towel rail, wash basin and storage, WC, laminate flooring.

Rear garden: Southeast-facing rear garden which is predominantly lawned with hedge, tree, fence and wall borders, suntrap wooden decking area with garden furniture.

Single garage: double length with up-and-over door.

Front Garden: Lawns with plants and bushes, paved driveway with parking for 3 vehicles. side gate to rear garden.
























BEACH
WAVES
SHORE
seashells
SUMMER
TIDES
SAND





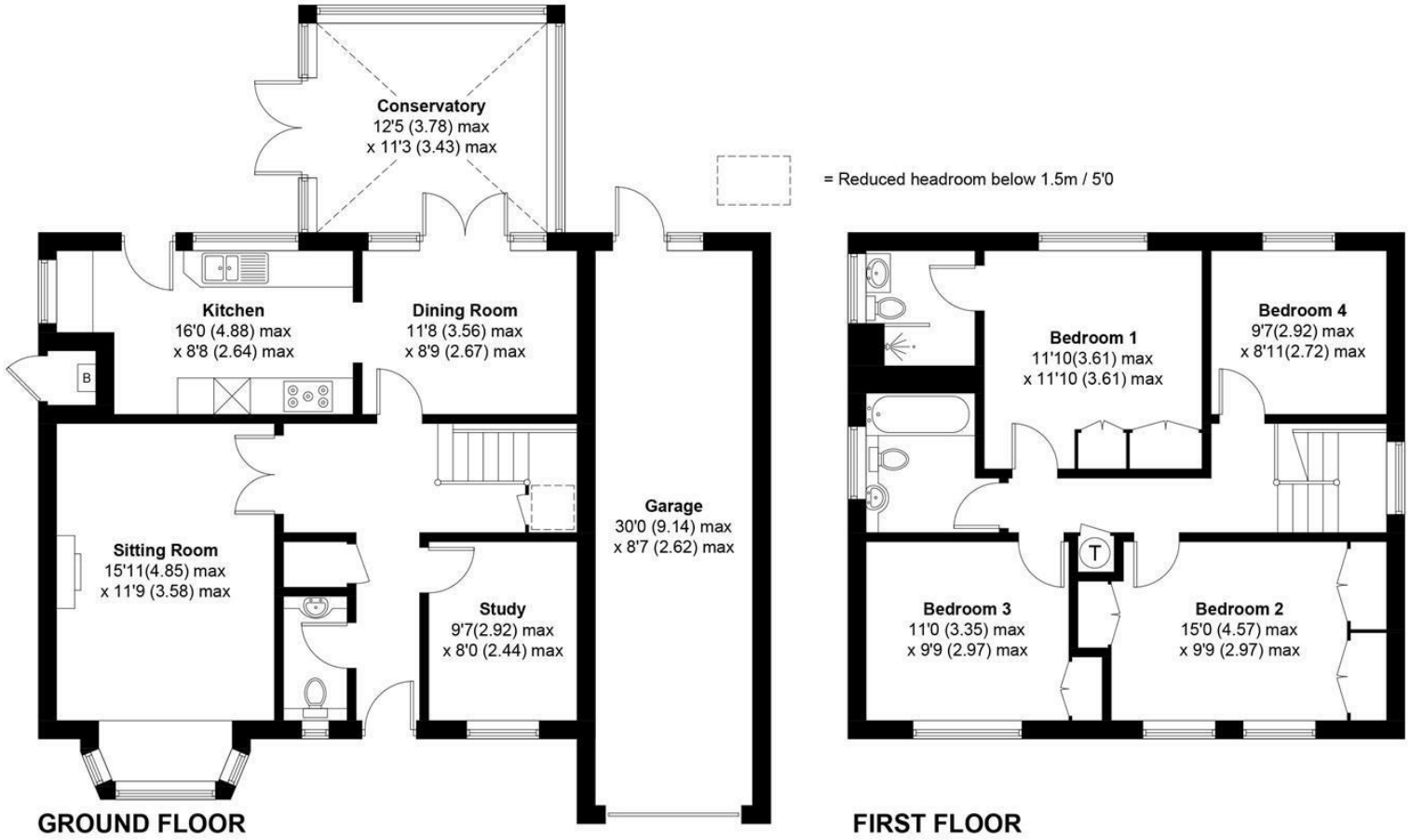






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APPROXIMATE GROSS INTERNAL AREA = 1595 SQ FT / 148.2 SQ M
GARAGE = 257 SQ FT / 23.9 SQ M
TOTAL = 1852 SQ FT / 172.1 SQ M
(INCLUDING BOILER ROOM)



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. Created by Emzo Marketing (ID1176094)

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.

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The Property Ombudsman

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