



Price Guide £750,000

Barn Walk, East Wittering, East Wittering - Close to beach, PO20 8DG

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Set just a stone's throw from East Wittering's popular seafront offering fantastic views across The Solent and towards The Isle of Wight and forming part of a highly regarded, beachside estate.

Complimented by a large South-facing balcony and private South-west facing rear garden this property would make a fantastic multi generation holiday home or beachside residence offering 4 bedrooms, two upstairs bathrooms, an open-plan kitchen/dining room, a large lounge and a handy ground floor shower/utility room with side access, perfect for washing off after a day on the beach.

The property was built in 2004 by a renowned local developer as part of the regeneration of the iconic Old Barn Hotel site.

No forward chain and with viewings by strict appointment with the office- 01243 672217.

Entrance Hall: Laminate flooring, understairs cupboard, radiator.

Utility/Shower Room: Side door access, Kitchen units and worktops, stainless steel sink and draining board, washing machine, Shower cubicle, chrome heated towel rail, WC, 1 year-old boiler.

Kitchen/Dining Room: Slate tiled floor, breakfast bar, NEFF double wall-mounted electric ovens, NEFF integrated microwave, NEFF 4-ring ceramic hob with extractor hood, wine cooler, integrated fridge/freezer, integrated microwave, integrated dishwasher, inset double sink, dining area for 8- or 10-seater table, door into attached garage.

Living Room: Laminate flooring, electric fireplace, sliding door to rear patio, UPVC French doors to rear garden, two radiators.

First Floor Landing: Sea view, desk space, loft access, radiator.

Family Bathroom: Slate tiled floor, Velux window, Shower cubicle, bath with handheld shower, chrome heated towel rail, wash basin with storage under, mirror.

Principal Bedroom: Sea views, door onto Sea and South facing balcony, Built in wardrobes, radiator.

Ensuite Shower Room: Slate tiled floor, Velux window, Shower cubicle, chrome heated towel rail, Jack & Jill sink, mirror.

Bedroom 3: Sea views, door to Sea and South facing balcony Built in wardrobe cupboard, eaves storage, two radiators.

Bedroom 4: Velux window, eaves storage, radiator.

Bedroom 2: Velux window, built in wardrobes, eaves storage, radiator.

Outside: South and West Facing, lawned rear garden with hedge and wall borders, garden patio, 360 side access with two gates.

Paved front driveway with parking for 1 car.

Attached Single garage with electric section door, power and lighting.





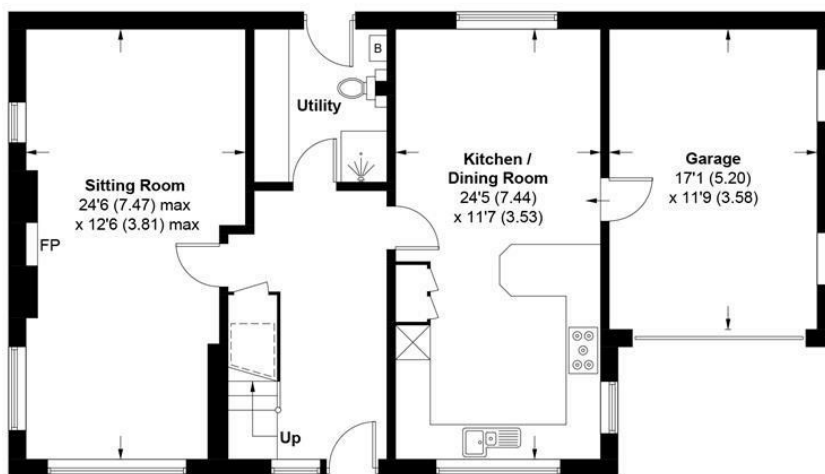






Barn Cottage, Barn Walk, PO20 8DG

APPROXIMATE GROSS INTERNAL AREA = 1736 SQ FT / 161.3 SQ M
(INCLUDING GARAGE)



GROUND FLOOR



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. (ID1285538)

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