Sims Williams

ELMS WAY | WEST WITTERING | PO20 8LS

8 ELMS WAY, WEST WITTERING, PO20 8LS

GUIDE PRICE £999,950 FREEHOLD

- Superb Detached house
- Private Road
- 2 Reception Rooms
- Conservatory
- Kitchen/Breakfast Room
- Utility & Cloakroom
- 4 Bedrooms & 2 Bath/Shower Rooms
- Double Garage & Parking
- Delightful Mature Gardens

Located in a private road, an exceptional 4 bedroom family home less than a mile from the beach. The property offers well proportioned 2,074sqft accommodation (including garage) over 2 floors with a sitting room leading into the conservatory at the rear of the house. The kitchen is the focal point of the house and leads into the utility room. There is a separate dining room and cloakroom.

On the first floor the main bedroom has a shower room en suite and there are 3 further bedrooms and a family bathroom.
Outside there is a double garage and delightful mature gardens.

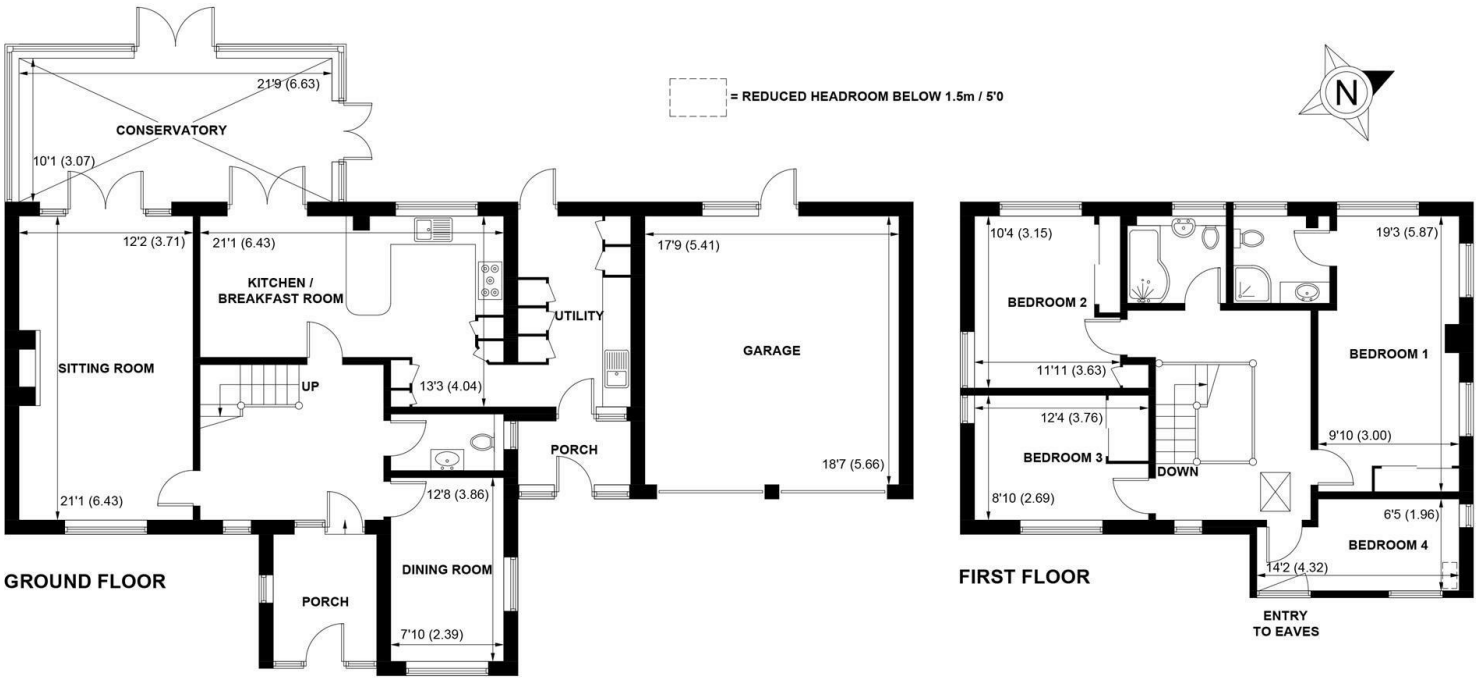
West Wittering village has a useful local store and bus services running into Chichester and other outlying districts.

AML & ID Compliance Checks
As part of our compliance requirements, all prospective purchasers are required to complete an electronic AML and identity check. A fee of £40 + VAT (£48 including VAT) per purchaser is payable for this service.

EPC Band - Current - D Potential - B

Council Tax Band F

Proceed south out of Chichester on the A286. Continue for about 6 miles and at the roundabout in Birdham take the second exit onto the B2179. After a further 3 miles, on entering West Wittering village take the turning on the left into Elms Lane. Turn left into Meadow Lane and then left again into Elms Way.



APPROXIMATE GROSS INTERNAL AREA = 2074 SQ FT / 192.7 SQ M
GARAGE = 333 SQ FT / 30.9 SQ M
TOTAL = 2407 SQ FT / 223.6 SQ M
NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2024 ©
Produced for Sims Williams

Viewing strictly by arrangement via the vendor's Sole Agent Sims Williams.
These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract.
As the seller's agent we are not surveyors or conveyancing experts and as such we cannot and do not comment on the condition of the property or issues that may affect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquiries before making any transactional decisions.

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