

WHITE &  
BROOKS  
CHICHESTER



Offers in Excess of £650,000

Church Road • Chichester • West Sussex

## “Spacious & Versatile Detached House”

- ❖ Secluded Garden with Heated Swimming Pool
- ❖ Five Bedrooms
- ❖ Four Bathrooms / Shower Rooms
- ❖ Spacious Reception Rooms
- ❖ Brand New Fitted Kitchen / Dining Room
- ❖ Conservatory
- ❖ Integral Annexe with Shower Room
- ❖ Detached Guest Cabin
- ❖ Double Garage with Driveway

# About The Property

A Rare Opportunity to Purchase this Spacious and Versatile Detached House in the beautiful Village of East Wittering in walking distance of the sandy West Wittering Beach.

This property benefits from a Secluded Garden and views of the former Mill Tower with just a few minutes walk from the Village Centre and Seafront. This beautiful house offers Five generous sized Bedrooms including En Suite to Master Bedroom, additional Shower Room and Family Bathroom. The Galleried Landing and Glass Staircase lead you down to the Ground Floor to a spacious Sitting Room with wide Picture Window overlooking the rear Garden, Brand New Fitted Wren Kitchen with Arch leading to Dining Room and Utility Room. To the rear of the property is a Conservatory leading out onto the Garden. The property also boasts an integral Annexe currently used as a Snug with a seperate Shower Room, internal door to the main house and also own front door leading out onto the driveway.

The property further benefits from a secluded rear Garden with Heated Swimming Pool and Outbuildings, one of the Outbuildings is currently being used for as Airbnb Accommodation with fully functional Kitchen and Bathroom. The Garden is fence surround with tall mature hedging and bushes, laid to Lawn and Decking Area.

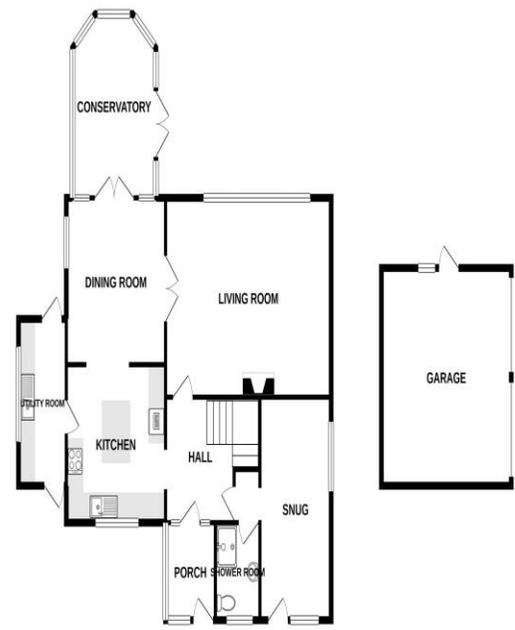
To the front of the property is a Double Brick Built Garage with Driveway for multiple vehicles.

A viewing is strongly recommended to appreciate all this property really has to offer.



# Floorplan and EPC

GROUND FLOOR  
1453 sq. ft. (135.0 sq. m.) approx.



1ST FLOOR  
924 sq. ft. (85.9 sq. m.) approx.



TOTAL FLOOR AREA: 2377 sq. ft. (220.9 sq. m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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# Room Details

## Entrance Hall

Entrance through the front Porch leads into a spacious hallway with Glass Staircase and doors leading to Kitchen, Snug and Sitting Room.

## Kitchen 12' 5" x 12' 6" (3.79m x 3.8m)

Double Glazed Bay Window to the front aspect with insert spotlights, Brand New Wren Kitchen with higher and standard level units. Granite look work service with built in Bosch Microwave, 5 ring Gas Hob, Double Oven and Fridge Freezer. There is a singular sink with mixer taps, high gloss units and grey engineered wood flooring. Arch leading through to Dining Room and Utility Room.

## Utility Room 12' 10" x 6' 7" (3.9m x 2m)

Double Glazed Opaque Window to the side aspect and singular Double Glazed Door leading out onto Garden. Insert spotlights, standard level units with singular sink, Boiler and grey Engineered Wood Flooring.

## Dining Area 12' 6" x 12' 6" (3.8m x 3.8m)

Sliding Doors leading onto Sitting Room with double glazed windows to the side aspect and double doors leading out onto conservatory, wall mounted radiator and pendant light.

## Sitting Room 14' 11" x 21' 0" (4.55m x 6.39m)

Double glazed large picture window to the rear aspect, two pendant lights, real wood flooring throughout, wall mounted radiator and gas fireplace with wood surround.

## Conservatory 13' 1" x 10' 6" (4m x 3.2m)

Half brick base, double glazed window surround all with small opening windows and double doors leading out onto the garden. Installed electric points.

## First Floor Landing

Glass Staircase leading to First Floor has spacious landing with doors to all bedrooms, large double glazed windows to the front aspect and wall mounted radiator.

## Bedroom 4 7' 10" x 12' 6" (2.4m x 3.8m)

Double glazed windows to the front aspect, wall mounted radiator and pendant light.

## Shower Room

Double glazed window to the side aspect, Walk in Shower, Toilet, Hand Wash Basin, wall mounted radiator and is tiled from floor to ceiling.

## Bedroom 5 10' 8" x 8' 11" (3.25m x 2.73m)

Bedroom 5 to the front of the property has fitted cupboards throughout, this room could be used as a Dressing Room currently being used for Grandchild's Bedroom. Double glazed window to the front aspect and pendant light.

## Master Bedroom 14' 8" x 12' 6" (4.48m x 3.8m)

Double glazed windows to the side and rear aspect. Pendant light, wall mounted radiator, sliding fitted cupboards and En Suite Shower Room.

## En Suite to Master Bedroom

Walk in Double Shower, Vanity Unit with Toilet, storage under the sink, floating mirror unit, floor to ceiling tiles.

## Bedroom 3 11' 9" x 9' 3" (3.58m x 2.82m)

Double glazed windows over looking the garden, sliding double cupboard, wall mounted radiator and pendant light.

## Bedroom 2 11' 9" x 8' 11" (3.58m x 2.71m)

Double glazed windows to the rear aspect, double sliding cupboard, wall mounted radiator and pendant lighting.

## Family Bathroom

Opaque double glazed window to the side aspect, insert spotlights, floor to ceiling tiles with Jacuzzi bath, airing cupboard storage space, vanity unit with sink, toilet and heated towel rail.

## Snug 16' 9" x 8' 11" (5.1m x 2.73m)

Self contained Annexe has access onto the front drive. Currently being used as a snug, has downstairs shower room and floor to ceiling tiles.

## Garden

Fence surrounded with tall mature hedging and bushes. Decking area with lights just off the doors and conservatory, laid to lawn and has swimming pool area with outbuildings. One of the outbuildings has been used for use of an Airbnb and has fully functional kitchen area, bathroom, heating, power and lighting.

## Garage

Double Garage with off road parking for multiple cars.

