



Offers Over £1,300,000

The Old Farm House 63 Shore Road, East Wittering, Chichester, PO20 8DU

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A detached, older style beach front house with an extensive rear garden and an additional detached gated front garden area with direct beach access, affording views toward Selsey over the bay, the Isle of Wight and Eastern Solent.

The Old Farmhouse has been in the same family ownership for many years and is conveniently located at the beach end of Shore Road, on the Parish boundary with West Wittering, opposite the Shore Public House and Seagate Court apartments, conveniently located for the beach and nearby local shops and facilities within East Wittering village.

The attractive well proportioned accommodation includes character features arranged over two floors with some rooms facing the sea.

Period features abound, including fireplaces, stripped pine doors and some rooms with exposed wooden floors. Three of the first floor bedrooms have sea views, with two bedrooms having views eastward over the Bay toward Selsey and one of the bedrooms enjoys views to the south, Eastern Solent and the Isle of Wight.

The inviting and spacious entrance hall leads to adjoining reception rooms including sitting room, dining room with beamed ceiling and part panelled stairs rising to the first floor and a Farmhouse style kitchen and sun room beyond.

Also situated on the ground floor is a triple aspect study, cloakroom and separate family bathroom including a bath and shower and an enclosed side porch.

On the first floor there are four bedrooms including a principal bedroom with walk in dressing room and an ensuite bathroom, plus three further double bedrooms, two with washbasins and a separate wc.

Outside there is a smaller front garden and an extensive and mature, part walled rear garden mainly laid to lawn with an outside covered storage area, timber summer house and a brick built detached garage with vehicular access from Longlands Road.

To the front of the property there is a separate detached garden area beyond the public footpath, adjoining Bookers Green with direct gated beach access.

The property is available chain free and the vendor is seeking a willing and able buyer in a position to proceed immediately with a purchase.

Viewing is highly recommended.











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APPROXIMATE GROSS INTERNAL AREA = 2406 SQ FT / 223.5 SQ M

OUTBUILDINGS = 331 SQ FT / 30.8 SQ M

TOTAL = 2737 SQ FT / 254.3 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. (ID1075523)

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