

Price Guide £795,000

Longlands Road, East Wittering, PO20 8DD

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An immensely charming, seaside family residence occupying a wonderful corner plot with wrap around gardens just 150 yards from East Witterings's shoreline and providing expectational access to the local village amenities.

Having undergone exquisite and extensive renovation and remodelling, 'Neska' now presents as a contemporary but characterful home with the open-plan living space centred around the bespoke 'Hubble' kitchen which is flooded by an abundance of natural light from the glass roof extension and bi-folding doors into the secluded wrap around gardens.

The property has a versatile bedroom layout with a downstairs guest's suite with ensuite shower room, a separate downstairs shower room, a further three upstairs bedrooms and an upstairs bathroom. the main bedroom upstairs also enjoys sea views.

Outside the property is complimented by the South-facing rear aspect with wrap around gardens with high hedge borders giving ultimate privacy, a Pergola seating area, an outside shower, multiple external sockets and a private reserved parking space with EV charging point.

Some additional property highlights are the laminate flooring with underfloor heating throughout the ground floor, the single storey extension forming the bi-folding doors, the hidden utility cupboard and the original tiled fireplace.

*** Gas central heating, underfloor to the ground floor with traditional radiators to the first floor. ***

Entrance Hall: Stable entrance door, understairs storage, boot/coat cupboard.

Cloakroom: Walk in shower, WC, heated towel rail, wash basin.

Kitchen: Glass paned roof, Bespoke 'Hubble' Kitchen, island with quartz worktops and breakfast bar, FABER induction hob with built in extraction, integrated dishwasher, 2x wall mounted NEFF electric ovens. Separate Steel glass paned entrance door.

Living Space: Open-plan Living/dining room, with glass paned roof, glass framed steel doors into garden, bi-folding door bay extension, original tiled fireplace, snug and sofa space.

Utility Cupboard: Washing machine and tumble dryer, separate sink.

Ground Floor Bedroom Two: triple window with roller blind, skylight.

En-Suite Shower Room: Skylight, Walk in rainfall shower, wash basin with attached storage, heated towel rail, WC, towel cupboard, LED vanity unit.

First Floor Landing: Loft hatch, airing cupboard.

Family Bathroom: Freestanding bath with handheld shower, heated towel rail, wash basin, WC.

Bedroom Four: Panelled walls, floor to ceiling curtains, radiator.

Bedroom Three: Triple window with floor to ceiling curtains, radiator.

Bedroom One: Double aspect (S&W), Sea views, built in wardrobe with steel glass paned doors. Windows with roller blinds and curtain rails. Second loft access.

Gardens: Wrap around lawned gardens with South and West facing aspect and excellent privacy from hedge borders. Pergola seating area, large garden storage, hot and cold feed garden hose, front patio area and garden path with outside shower.


















MARKET











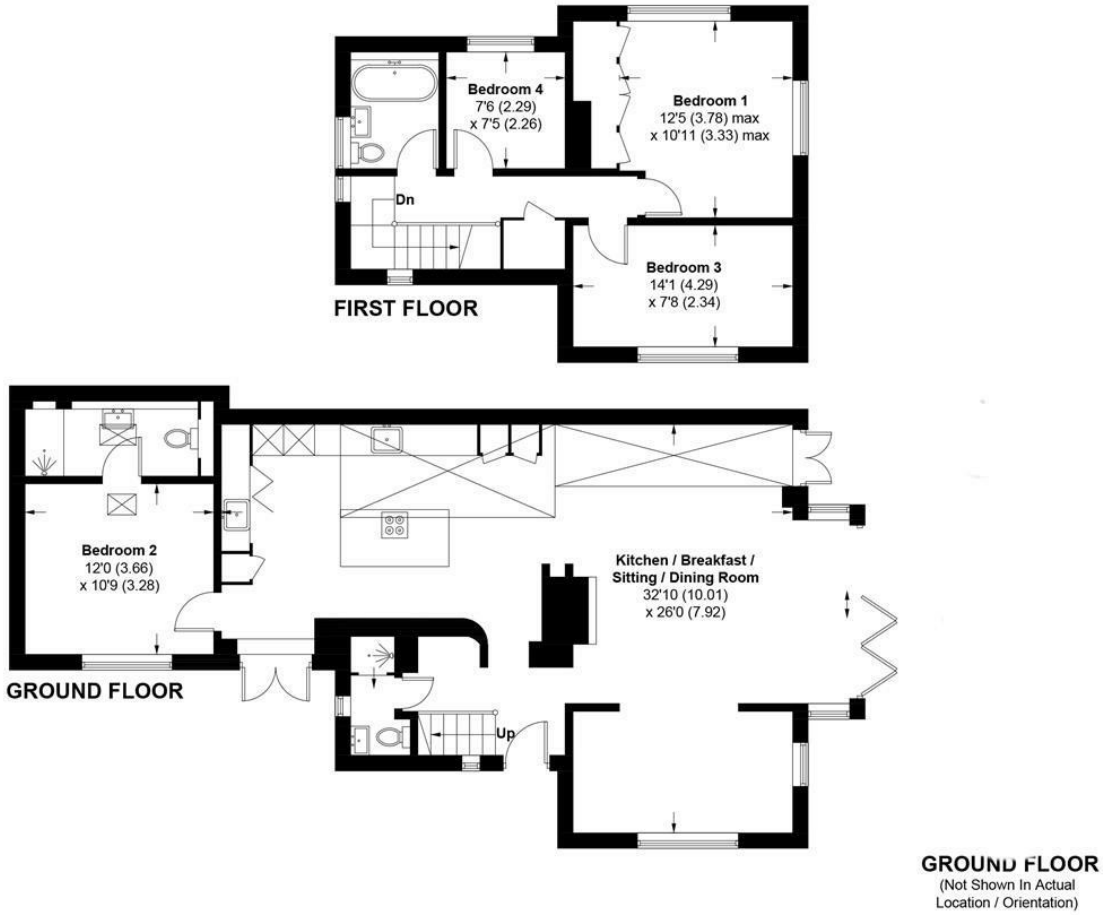






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APPROXIMATE GROSS INTERNAL AREA = 1512 SQ FT / 140.5 SQ M
RAILWAY CARRIAGE = 232 SQ FT / 21.6 SQ M
TOTAL = 1744 SQ FT / 162.1 SQ M



GROUND FLOOR
(Not Shown In Actual
Location / Orientation)

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. (ID1304433)

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