



Price Guide £1,500,000
The Dodo 47, Marine Drive, West Wittering, Nr Chichester, West Sussex PO20 8HQ

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A once in a lifetime opportunity to purchase this quaint and increasingly rare, seafront property designed around two railway carriages dating from the 1930's. It is a wonderful example of the rich history of seaside development in the area, the blend of the vintage carriages with modern comforts such as gas fired central heating creates a unique and cozy atmosphere. The Dodo, which has featured in several life style magazines including 'Vogue' and 'House Beautiful', has tremendous income potential having been very successfully let for Self-Catering Holiday Accommodation for many years attracting regular guests. Because of this some prior notice may be required before viewing.

'The Dodo' overlooks the beach and has an absolutely glorious panoramic view looking across The Solent to the Isle of Wight and The Nab Tower and also to The Spinnaker Tower and Portsmouth to the west. Just a 1.4 mile walk along the beach will bring you to the popular West Wittering beach and further 1/2 mile along is the famous National Trust owned East Head with its sand dunes situated at the entrance to Chichester Harbour.

An excellent variety of local shops, cafes and restaurants are situated in East Wittering village centre approximately 400m away.

The PLOT has a larger than average beach front boundary of 57'7" (17.45m) and measures 37'6" (11.42m) along the road and has a depth of 124'6" (37.97m) in depth.

There is a large PARKING area to the front of the property for five vehicles, from here you enter through double doors to a covered area with access to a large STORAGE ROOM suitable for storing bicycles, surf boards and SUP's. Opposite this is a GAMES ROOM with sliding doors leading to an outside DINING/SITTING AREA and the PRIVATE GARDEN.

You enter the main accommodation through a raised verandah into the ENTRANCE HALL with linen cupboard and separate gas boiler cupboard. CLOAKROOM with handbasin and w.c. Off this there is a UTILITY ROOM containing a washing machine and tumble dryer with steps down and twin double doors accessing both the garden and the side of the property where there is, unusually, an outside roll top bath and shower with hot and cold water.

The space created between the two railway carriages creates the main living area, this incorporates a SITTING area with WOOD BURNING STOVE, A peninsular unit separates the sitting area from the BREAKFAST AREA and KITCHEN. With solid pine worktops and a 'Butler' sink the kitchen features a gas fired AGA, dishwasher, microwave, electric cooker and fridge/freezer., there is a walk in PANTRY off.

From the sitting area steps lead up to a raised DINING AREA and SNUG where you can really appreciate the amazing view. Sliding doors lead out on to the south facing, decked, outdoor sitting area with uninterrupted views.

FIVE BEDROOMS are now housed in the two former railway carriages. These comprise three doubles, one of these has a sea view, wash hand basin and double doors leading out to the garden and beach, a twin and a bedroom with built in bunks. There is an additional separate, SIXTH BEDROOM situated across the garden.

The BATHROOM features a roll top bath with shower mixer, wash hand basin and w.c.

OUTSIDE: The garden is enclosed on all boundaries and is laid to lawn with borders. On the beach side, the deck has steps down to the side garden where there is a gate leading to the beach.

Viewing: Strictly by appointment with the office please, 01243 672217.

Baileys are pleased to be acting as Joint Sole Agents with Savills, Swan House, Market Square, Petworth GU28 0AN - 01798 345980







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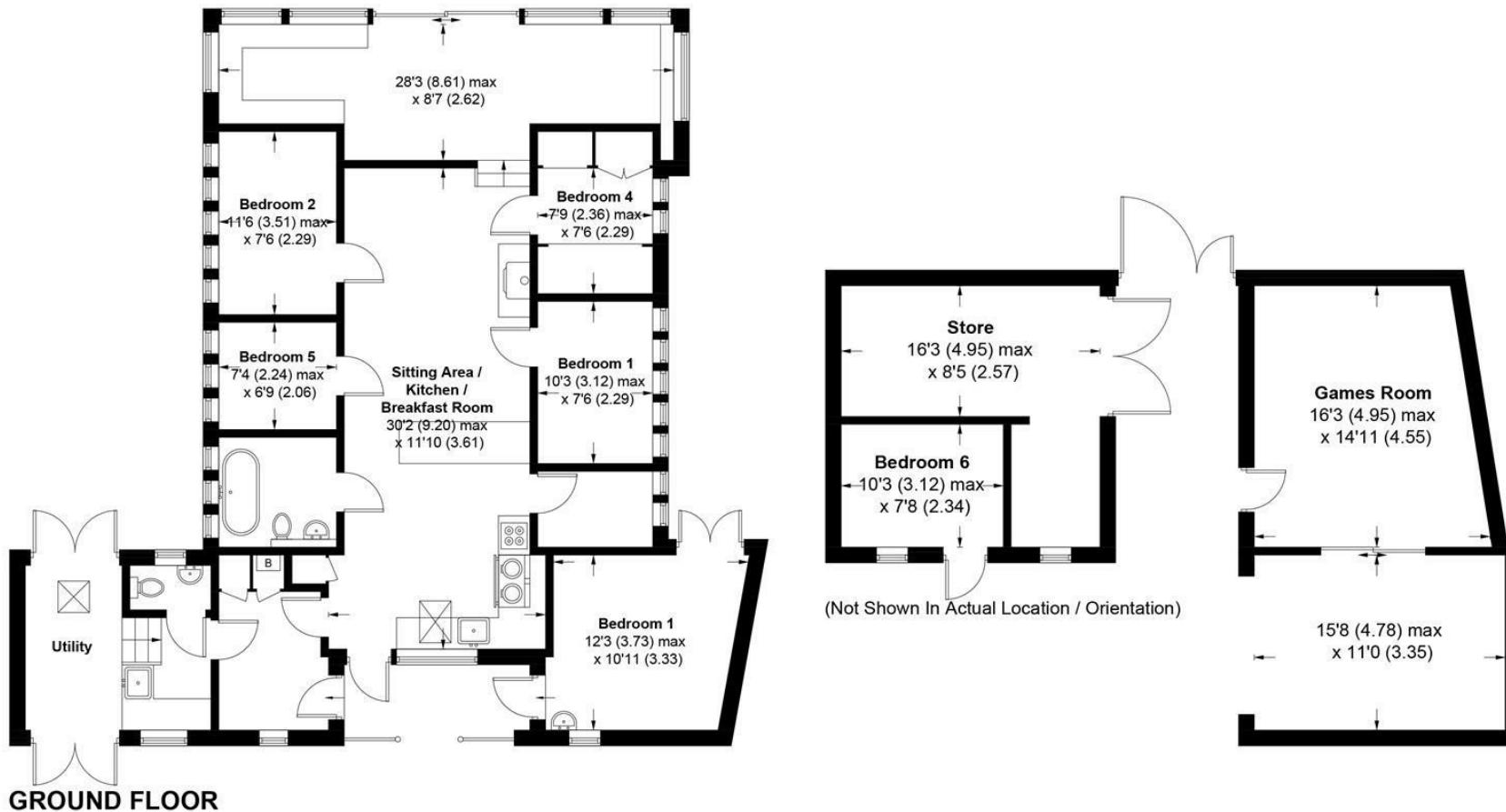
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APPROXIMATE GROSS INTERNAL AREA = 1209 SQ FT / 112.3 SQ M

EXTERNAL BEDROOM = 130 SQ FT / 12.1 SQ M

OUTBUILDING = 677 SQ FT / 62.9 SQ M

TOTAL = 2016 SQ FT / 187.3 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. (ID1116650)

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