



Price £650,000

15 Elmstead Park Road, West Wittering, Nr Chichester, PO20 8NQ

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+++ Detached house walking distance to West Wittering beach +++

+++ En suite to principal bedroom +++

+++ Fantastic Detached garden studio ideal for art or pottery +++

Mimosa Cottage is a bright and airy detached house in a peaceful small close in the heart of desirable West Wittering village.

This fully modernised and updated property has a warm and homely feel as you enter into the welcoming hallway with original parquet flooring. The large lounge features a modern log burning stove.

The rear of the property has undergone a single storey extension which now creates an open-plan kitchen/diner with French doors opening into the rear garden.

There is a separate utility room, a downstairs bedroom/study adjacent to the cloakroom/wc. Two upstairs bedrooms, both with built in wardrobes, ensuite bathroom and a separate family shower room.

Virtual Viewing Link <https://my.matterport.com/show/?m=F2r3iM3Cebw>

Entrance Hall: Parquet flooring, radiator, coat cupboard, understairs cupboard.

Cloakroom: WC, washbasin, radiator.

L-shaped sitting room, Parkray modern wood burner, three radiators.

Bedroom 3/study: Radiator

Kitchen/Diner: LVT flooring, white units and shelving. AEG induction hob, single built-in electric oven, overhead extractor fan, Bosch

integrated dishwasher, stainless steel double bowl sink, draining board, large larder cupboard. Breakfast bar. Dining Area. Two radiators, French doors to garden.

Utility room: Plumbing for washing machine, stainless steel sink, side entrance door to rear garden, radiator, Worcester Bosch combi boiler, Wall and floor units.

First Floor Landing: Loft hatch, radiator.

Bedroom 1: Built-in wardrobes to both walls, radiator.

Ensuite Bathroom: Inset bath with rainfall shower and riser rail shower, chrome radiator, wash basin, WC, mirror.

Bedroom 2: Built-in wardrobes to one wall, radiator.

Shower Room: Walk-in shower cubicle, chrome radiator, wash basin, mirror, WC.

Garden Room/Art Studio: Large detached brick-built room with vaulted ceiling. French doors opening onto the garden. Ensuite shower room, sink and WC. Multiple double power points and separate circuit board. Ideal as a pottery or art studio, home office or guest accommodation.

Rear Garden: Secluded garden overlooking West Wittering playing field. Patio seating areas, lawn with plant and hedge borders, apple and pear trees, two sheds, summerhouse, outdoor shower.

Front Garden: Gravel driveway for multiple cars, lawned area, mimosa trees, flower borders.

Viewing: By appointment with the office.











15, Elmstead Park Road, PO20 8NQ
APPROXIMATE GROSS INTERNAL AREA = 1380 SQ FT / 128.2 SQ M
OUTBUILDINGS = 305 SQ FT / 28.3 SQ M
TOTAL = 1685 SQ FT / 156.5 SQ M
(EXCLUDING EAVES)



GROUND FLOOR **FIRST FLOOR**
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. (ID1304988)

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