



Price Guide £650,000
Gable End House Pound Road, West Wittering, Chichester, PO20 8AJ





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A characterful and charming residence forming part of a 4-dwelling conversion of a former nursing home. The property occupies a delightful position on a sought-after road in West Wittering village offering excellent, easy access to the renowned blue-flag, sandy beach, the exclusive West Wittering sailing club and Snow Hill Creek.

The spacious 1658sqft of accommodation spans across three floors, a large kitchen/breakfast room, a cosy but spacious sitting room, a study, three sizeable bedrooms, a family bathroom and cellar.

Outside the property benefits from a South-facing private, enclosed rear garden along with a private access road and private driveway parking for two vehicles.

Available with no forward chain- viewing highly recommended!

Entrance Hall: Galleried landing, understairs cupboard, radiator.

Cloakroom: WC, wash basin, radiator.

Kitchen/Breakfast Room: Tiled flooring, cream kitchen units with wooden work surfaces, Neff 4-ring gas hob, double electric oven, extractor hood, integrated microwave, integrated dishwasher, integrated fridge/freezer, stainless steel double sink with draining board. Utility area with washing machine and tumble dryer.

Sitting Room: Fireplace with stone and wooden surround, wooden French doors to the rear garden, two radiators.

Study: Window looking into rear garden, radiator, door and stairs to Cellar.

Galleried First-Floor Landing: Two Velux window, eaves storage, airing cupboard with hot water tank, loft access, radiator.

Bedroom 3: (S) Two built in wardrobe cupboards, radiator.

Bedroom 1: (S) triple width, south-facing window, built in wardrobe cupboard, ensuite cloakroom with WC and wash basin, radiator.

Bedroom 2: Built in wardrobe cupboard, radiator.

Family Bathroom: Bath with hand-held shower, wash basin with vanity unit, WC, radiator, built in cupboard.

Rear Garden: South-facing with a mix of patio and lawn, Brick planting boxes, hedge border to one side.

Private Brick driveway with parking for two cars.











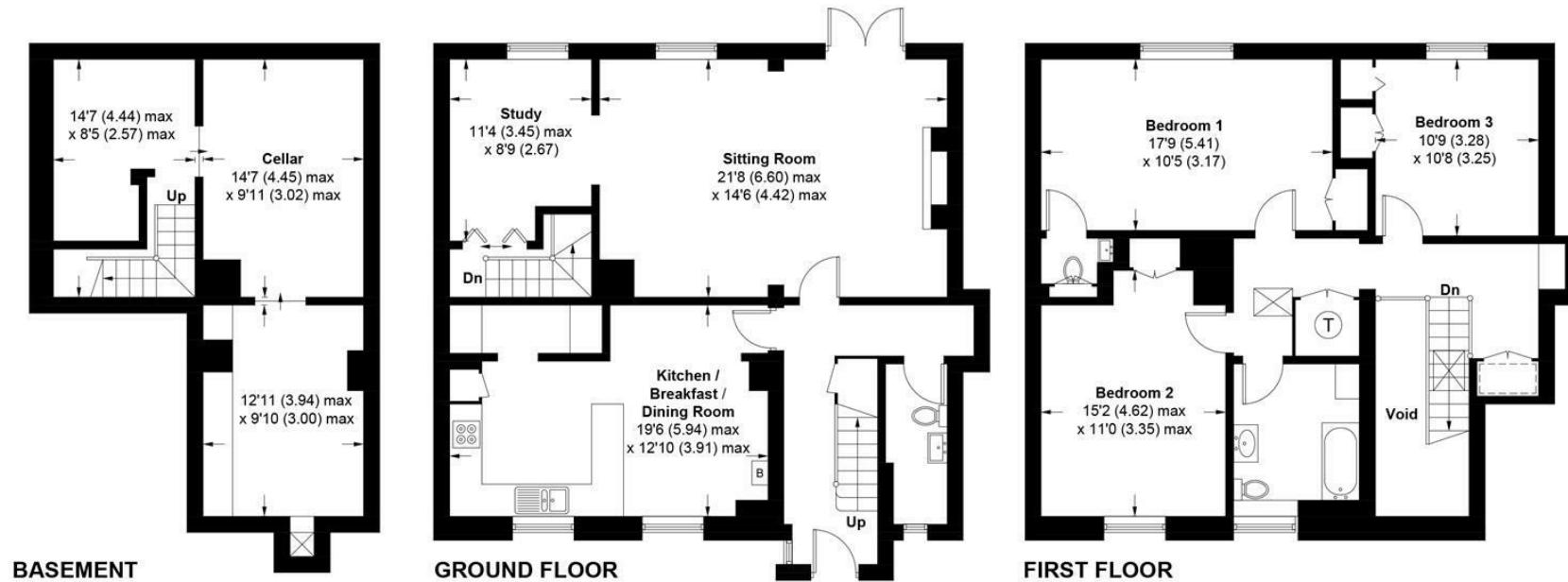
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APPROXIMATE GROSS INTERNAL AREA = 1658 SQ FT / 154.0 SQ M

BASEMENT = 413 SQ FT / 38.4 SQ M

TOTAL = 2071 SQ FT / 192.4 SQ M

(EXCLUDING VOID)



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. (ID1279118)

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