



Price Guide £725,000

'Sunray', 4 Coney Close, East Wittering, Chichester, West Sussex PO20 8BX

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Sunray sits in a peaceful, residential cul-de-sac, with a backdrop of East Wittering beach where vistas over The Solent can be enjoyed. Picture-windows ensure a living environment filled with natural light and the fresh, neutral décor throughout this comfortable home creates a calming, uncomplicated ambience for a relaxed lifestyle.

A glazed porch at the entrance offers a sunny welcome and spot to cast-off and store outdoor wear. The beautiful wood floor covering extends from the hallway and across the reception area providing practicality and appealing uncluttered cohesion. With its generous proportions, the triple-aspect sitting room offers a sociable setting with ample space to incorporate a dining zone. Painted ceiling beams provide architectural interest and a fire place with wood-burning stove offers an attractive focal point as well as a restful, warming quality. There are glass sliding doors from this reception room offering a seamless link to a south-west facing garden terrace for that sought-after advantage of indoor/outdoor living. In addition, a sun room can be accessed via the kitchen and provides an alternative area for dining and relaxed down-time, with French doors to the outside. Fitted with modern, wall and base level cabinetry, the kitchen is neatly arranged and benefits from the abundance of light flooding the adjoining sun room.

Sunray currently presents with three bedrooms, all of which have fitted wardrobe storage and the principal room benefits from an ensuite cloakroom facility. The smaller of the bedrooms could provide options for use as an office for home-workers, adding to the versatility of the accommodation on offer. Completing the picture is a shower room which is smartly presented with contemporary fixtures.

Outside

Five-bar timber gates mark the entrance onto the paved driveway which provides parking for vehicles and boats and leads to the garage and an electric vehicle charge point. There is an area laid to lawn with planted beds creating an appealing frontage to the home.

Wrap-around gardens to the rear include paved settings ensuring a choice of sunny spots to sit and relax throughout the day. The grassed areas are framed by borders at the boundaries which are filled with mature shrubs and perennial plants and a timber shed allows storage of beach and garden paraphernalia. This outdoor sanctuary, which is not overlooked, offers the perfect space for secure children's play, seating areas to relax, dine and entertain, as well as a tranquil niche for evening drinks as the sun sets.

Situation

The property is situated in a quiet residential cul-de-sac in East Wittering, within a stone's throw of the village centre and the nearby beach. East Wittering offers everyday amenities, including an old fashioned selection of independent shops, cafés, restaurants, two retail supermarkets, two chemists, a medical centre, a pub and a primary school. Fresh fish is available at the fisherman's hut on the beach. The neighbouring village of West Wittering just 1.4 miles away is renowned for its stunning sandy beach, water sports and scenic coastal walks. The cathedral city of Chichester lies approximately eight miles to the north and provides an extensive range of shopping, leisure and cultural facilities including the renowned Festival Theatre, together with a selection of supermarkets. Schooling in the area includes East Wittering Primary School and West Wittering Parochial Primary School, with secondary education available in Chichester, including the highly regarded Bishop Luffa School.

Transport links are convenient, with the A27 providing access along the south coast and to the A3(M), while mainline rail services from Chichester offer direct connections to London Victoria and London Waterloo (from approximately 90 minutes).









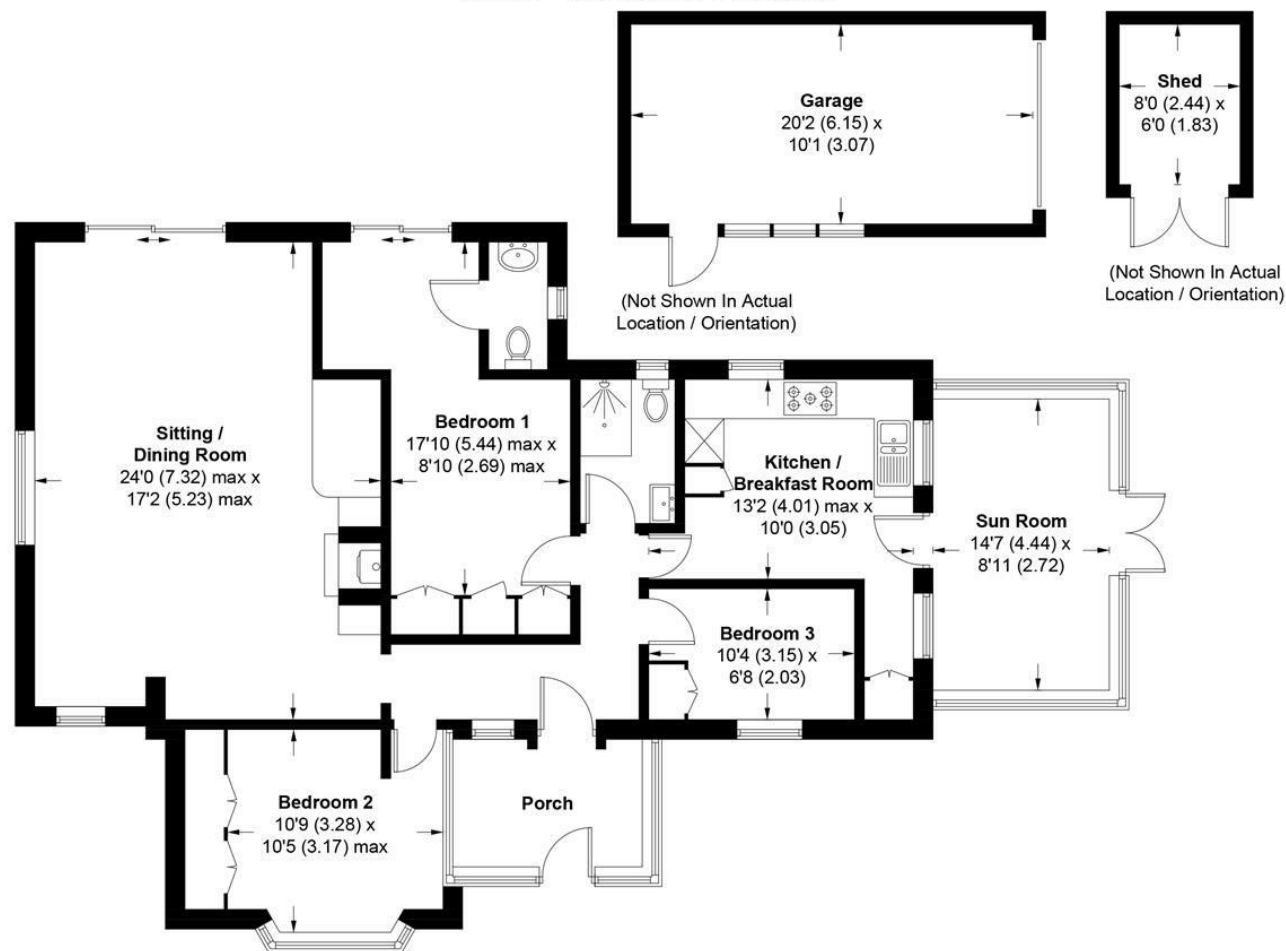


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APPROXIMATE GROSS INTERNAL AREA = 1283 SQ FT / 119.2 SQ M

GARAGE / SHED = 251 SQ FT / 23.3 SQ M

TOTAL = 1534 SQ FT / 142.5 SQ M



GROUND 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. (ID1195730)

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