



Price Guide £895,000
Arque Elms Ride, West Wittering, Nr Chichester, West Sussex PO20 8LP

BAILEYS



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Situated in this quiet private road on the sought after 'Wells Farm Estate' and overlooking farmland to the front, a spacious detached house offered with vacant possession and no forward chain. The property would benefit from general updating and stands in established gardens measuring approximately 15.43m x 49.27m (50'7" x 161').

West Wittering village has a local convenience store, pub/restaurant and cafe and is within only 800m of West Wittering Sailing Club at Snowhill Creek and the famous Blue Flag beach.

Virtual Viewing Link: <https://my.matterport.com/show/?m=NF5EsmyMUna>

Entrance Hall: wooden parquet floor. Deep cloaks cupboard. Stairs to first floor with half landing and storage cupboard beneath.

Cloakroom: Pedestal wash basin and w.c..

Living Room: (E) Full depth aspect with open fire place and wooden parquet floor. Door into Conservatory.

Conservatory: (W, S and N) Part brick construction with double glazed units and vaulted ceiling. Ceiling fan. Two electric wall mounted heaters. Double doors to the rear garden.

Dining Room: (W) wooden parquet floor. Access to Kitchen.

Kitchen: (W) Range of wall and floor cupboard units with single drainer inset sink unit. 'Belling' ceramic hob with hood over and 'Indesit' double oven. arch through to Rear Lobby.

Utility Room: (E) Oil fired boiler, presently not in working order. Single drainer sink unit. Plumbing for washing machine and space for tumble dryer. Door to the outside.

Rear Lobby: Space for fridge/freezer.

Study: (W) View over the rear garden.

First Floor Landing: (E) Walk in airing cupboard with hot tank and immersion heater. Access to loft area.

Principal Bedroom: (W) Garden view. Triple built in wardrobes with mirror fronted sliding doors.

En-Suite Bathroom: (E) Fully tiled walls with panelled bath with mains shower. Low level w.c. and wash hand basin. Shaver point.

Bedroom Two: (E) View over farmland. Built in wardrobe.

Bedroom Three: (W) Garden view. Double built in wardrobe.

Bedroom Four: (W) Garden view. Built in wardrobe.

Family Bathroom: Fully tiled walls with panelled bath with mains shower. Low level w.c. and wash hand basin. Shaver point.

Outside:

Fully enclosed west facing rear garden laid to lawn with established shrub borders, mature trees including a beautiful Magnolia. The front garden is also laid to lawn with mature shrub/flower borders.

Driveway with parking for 4/5 cars leading to a Detached Garage.

Detached Garage: up'n over door. Side personal door. Light and Power.

Oil storage tank.

Services: There is gas in the road but this is not connected directly to the property.

Viewing by appointment with the office please 01243 672217.



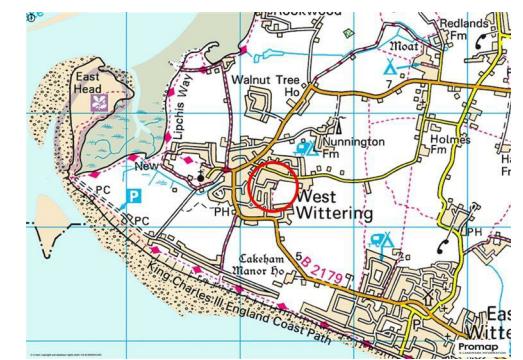




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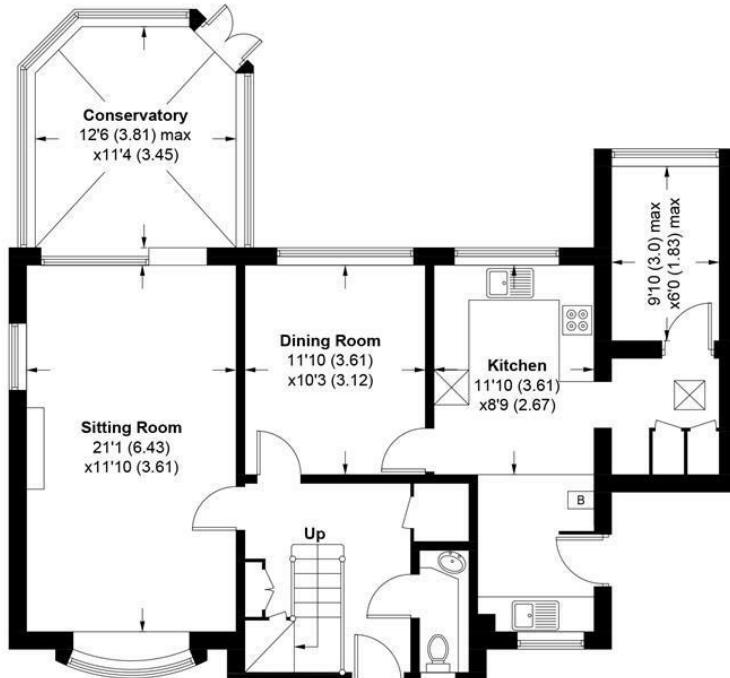
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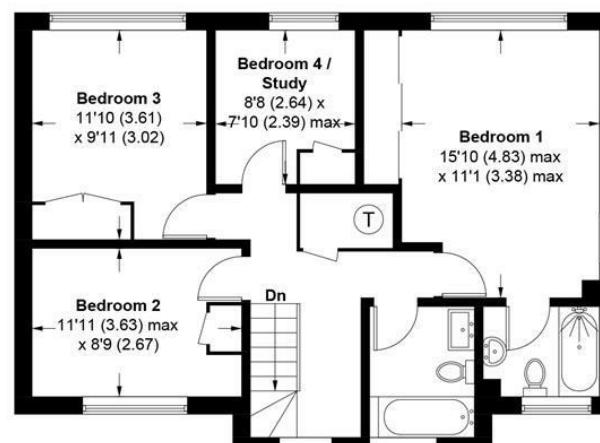
APPROXIMATE GROSS INTERNAL AREA = 1655 SQ FT / 153.8 SQ M

GARAGE = 154 SQ FT / 14.3 SQ M

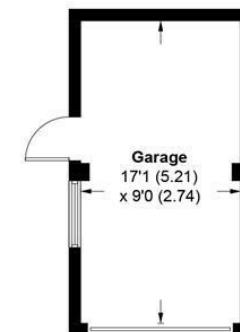
TOTAL = 1809 SQ FT / 168.1 SQ M



GROUND FLOOR



FIRST 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. (ID1187653)

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