



Price Guide £950,000

2 Coastguard Cottages, Snow Hill, West Wittering, Chichester, PO20 8AT





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A supremely rare opportunity to purchase 1 of just 9, Grade II listed Cottages situated in the highly exclusive locality of Snow Hill in West Wittering.

These mid-19th century cottages exude charm throughout offering a peaceful, tranquil surroundings whilst still offering superb access to West Wittering sailing club, Roman Landing, Snow Hill creek, West Wittering beach, East Head and the AONB of Chichester Harbour. This particular dwelling has undergone previous works for internal modernisation, a new slate roof and is currently run as a successful, fully regulation compliant Holiday Let.

The Cottage is accessed via a concealed private road with one parking space available per property opposite the cottages.

This property would make a wonderful 'lock-up and leave' coast and country retreat.

Entrance Porch/Boot Room: Coat rail, shoe storage.

Open-plan Living/Dining/Kitchen: Laminate floorings, window seat, wood burner with slate tiled base, Hotpoint 4-ring gas hob, John Lewis electric oven, integrated dishwasher. Understairs cupboard, 2 x panel radiators.

Utility Room: Back door into courtyard rear garden, slot for a fridge/freezer, washing machine and tumble dryer.

Bathroom: Fully tiled flooring and to one wall, bath with overhead shower, glass folding shower screen, heated towel rail, wash basin, vanity LED mirror, WC, boiler cupboard, extractor fan.

Stairs and Landing: Metal grab rail, carpet stair runner, loft hatch.

Bedroom 1: (S) Three built in wardrobe cupboards, built in chest of drawers, panel radiator. Views over West Wittering estate and to West Wittering beach.

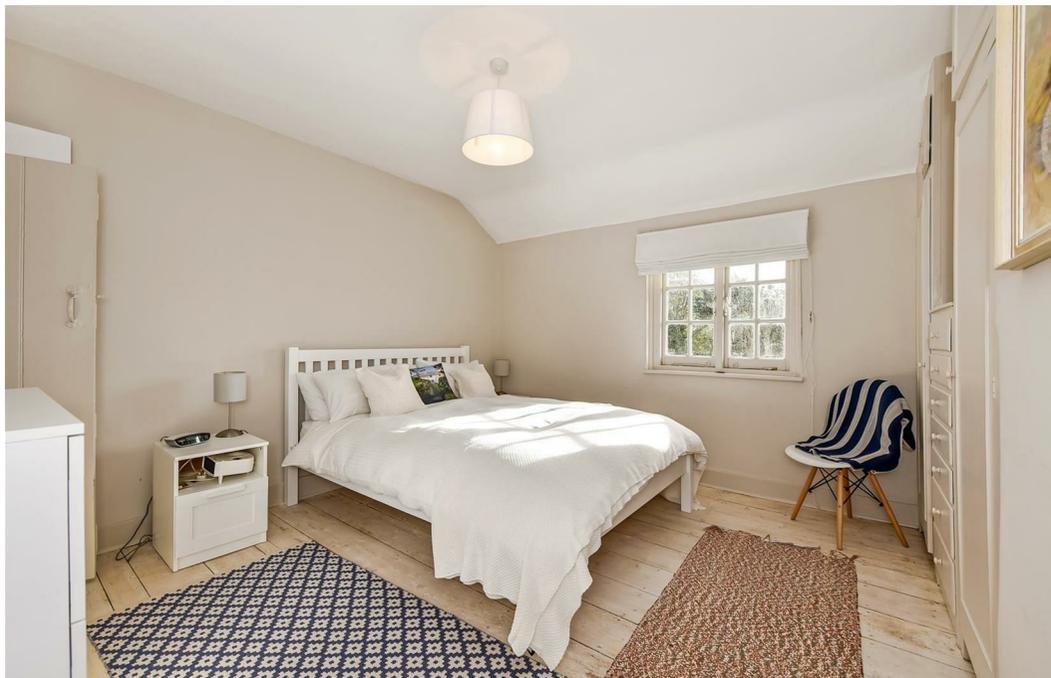
Bedroom 2: Wall panelling, radiator.

Bedroom 3: Panel radiator, roman blind.

Outside: South facing, private, lawned front garden with plant and shrub borders, patio seating area, garden path and garden shed. Courtyard rear garden with rear access via alleyway.

Viewings highly recommended!





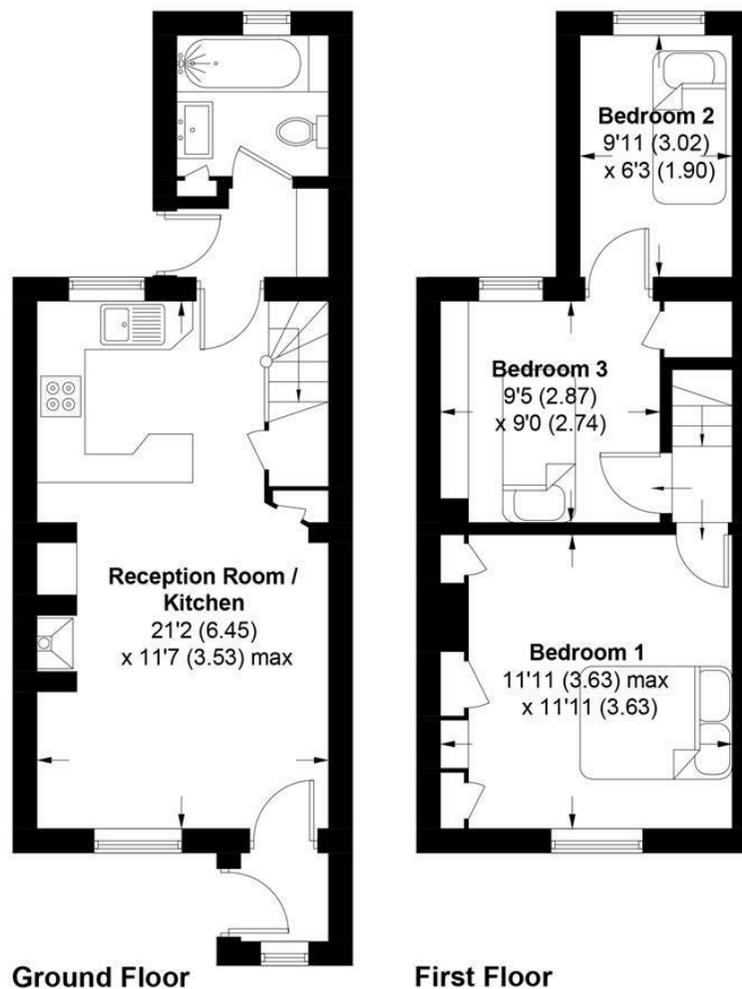






# Sula Cottage, 2 Coastguard Cottages, PO20 8AT

APPROXIMATE GROSS INTERNAL AREA = 668 SQ FT / 62.1 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. (ID808472)

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