



Price Guide £795,000

11 Elmstead Gardens, West Wittering, Chichester, PO20 8NG







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Perfectly positioned in the heart of desirable West Wittering, 11 Elmstead Gardens presents a fantastic opportunity to turn this property into a modern home for an established or growing family. This spacious property boasts 1966 sqft of accommodation across the 4 bedrooms, 3 reception rooms, kitchen and conservatory.

Upon entrance via the front porch, you are welcomed by character and charm from Parquet flooring throughout and your attention is immediately drawn to the open living room and wood burner which provides a cosy ambiance for those colder months. The living room opens to the adjoining dining room which provides a dual reception room, perfect for those who love social, flowing interiors or entertaining. The dining room is also open to the kitchen and conservatory which really makes this social room the heart of the home. The central heated conservatory has also had roof insulation making this a useable garden room no matter the weather and allowing you to step straight outside.

Private and enclosed the supremely maintained garden is a relaxing place to spend an evening, enjoying breath taking sunsets from the western corner or sunlight throughout the day at the dining area nestled in the furthest point of the garden.

Upstairs the property opens onto a spacious, light landing leading to the 4 generously proportioned and well stored bedrooms which enjoy outlooks onto the front and rear

gardens. Further bedrooms and bathrooms can be configured by using the downstairs study and cloakroom area, while the tiled family bathroom provides a great canvas for modernisation.

Storage space for beach toys and water sports equipment is amply supplied by the single garage and double shed with a further wood store tucked to the side of the property.

Private driveway parking for multiple cars.

Viewing highly recommended- by appointment 01243 672217























# Elmstead Gardens, PO20

APPROXIMATE GROSS INTERNAL AREA = 1966 SQ FT / 182.7 SQ M

OUTBUILDING = 116 SQ FT / 10.7 SQ M

TOTAL = 2082 SQ FT / 193.4 SQ M

(INCLUDING GARAGE)



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. (ID987106)

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