



Price Guide £550,000  
10 Cunliffe Close, West Wittering, Chichester, PO20 8LU

BAILEYS



Cunliffe Close is a private and friendly Cul-de-sac located in the heart of West Wittering village only 200m from the village shops and pub and less than 1 mile to the famous Blue-flag beach of West Wittering, the sand dunes of East Head, the picturesque Snowhill Creek and the beautiful Chichester Harbour - an area of outstanding natural beauty.

Since ownership this property has undergone a complete renovation inside and out transforming from a 60's style home into a stylish modern property. The greatest change has come from the addition of a single storey rear extension with several roof lights which bathe the new enlarged kitchen-diner with an abundance of natural light. The room also enjoys tall, glass rear doors which provide outlooks into the attractively designed, landscaped rear garden with outside shower.

The redesign carries on throughout the property with the interior featuring limewash and white wood boarded walls, hard flooring with underfloor heating, inset modern gas fire, a bay window seat, three spacious bedrooms incorporating white wooden headboards and a modern bathroom.

A small estate charge of £300 PA is payable to a residents association for the maintenance of the communal areas and road.

Viewing is highly recommended- 01243 672217.

Glass Entrance Porch: Coat rail



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Living Room: Underfloor heating, inset modern gas fire, Bay window seat, joinery TV unit, understairs cupboard.

Cloakroom: Wash basin, LED mirror, WC.

Kitchen/Dining/Breakfast Room: Underfloor heating, extended kitchen with island bar, utility cupboard, integrated fridge/freezer, electric 4-ring hob, single electric oven, integrated dishwasher, inset sink, metal framed glass doors into rear garden, three roof lanterns.

Landing: Airing cupboard.

Bedroom 1: Roman blinds, built in wardrobe cupboard, wooden headboard with built in lamps, radiator.

Bedroom 2: Roman blinds, built in wardrobe cupboard, wooden headboard with built in lamps, radiator.

Bathroom: Inset bath with rainfall shower over, glass shower screen, roman blind, LED mirror, wash basin with vanity unit, WC.

Outside: A patio landscaped and gravel rear garden with outside wooden shower cubicle. Single garage and parking space.



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# 10, Cunliffe Close, PO20 8LU

APPROXIMATE GROSS INTERNAL AREA = 1072 SQ FT / 99.6 SQ M



## GROUND FLOOR

## FIRST 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. (ID1214688)

Produced for Baileys Estate Agents

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