



Price Guide £2,250,000

'Eurica', 30 Marine Drive West, West Wittering, West Sussex PO20 8HH





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Situated on one of the most desirable beach front roads in West Wittering, 'Eurica' is an incredible family home - of approximately 2,500 sqft. offering a relaxed beach vibe, with amazing outside and inside lifestyle living space. Coast and country blend together as the property is just a moments walk onto the beach, with a seaview from the first floor complimented by landscaped outside living space with patio areas, sheltered and mature planted borders, BBQ indoors and outside, hot tub, trampoline, outside shower, skate board half pipe and gym all set against a backdrop of countryside views over farmland and beyond, toward the South Downs.

This amazing property needs to be viewed to fully appreciate everything on offer.

Virtual viewing link: <https://my.matterport.com/show/?m=4rWqyARw33A>

Reception Room

with cloaks cupboards and storage. Stairs to the first floor.

Study/Family Room/Bedroom 6

Kitchen/Dining/Lounge Room

A spacious and light filled room with bifold doors to terrace and gardens. Kitchen area includes built in cupboards and drawers including an island unit with inset sink breakfast bar and wine cooler. Other built in appliances include twin double electric ovens with gas hob, extractor, fridge/freezer etc.

Utility Area

With cupboards and worktops with fitted worktops, inset sink and storage. Internal door to Store area with built in cupboards and shelving with remote shuttered door to front. Ideal storage for bikes and watersports equipment.

Cloakroom

Wash basin and WC.

Garden Room

A spacious and light filled twin aspect, inside/outside room with bi-fold doors opening onto the terrace. Another great entertaining and dining area with gas fired BBQ range and extract above, set into worktop and cupboard surrounds, chiller and drawer storage.

Bathroom

Spacious bathroom with wc, twin wash basins, bath and walk in shower.

Bedroom 3 En-suite

With en-suite of shower, wc and wash basin

Bedroom 4

First Floor

Landing area with eaves storage area and doors to.

Bedroom 1 En-suite

A twin aspect room with view to the South Downs and Coast. Built in wardrobes and folding door to Roof Terrace with a southerly view to the Coast with sea glimpse. En-suite comprising bath, wc and wash basin.

Bedroom 2 En-suite

With en-suite comprising shower, wc and wash basin.

Bedroom 5

Outside Front

The landscaped front garden includes gated off road parking on driveway area.

Outside Rear

The rear garden includes a sheltered paved and partly decked terrace with hot tub, outside BBQ and grill area and shower, leading to an area of lawn beyond with open views towards the South Downs over adjoining farmland with trampoline, skateboard halfpipe, surfboard storage and detached timber and part glazed gym with studio attached toward the rear end of the garden.

Viewing

By pre-booked appointments only. All viewings will be accompanied by Baileys











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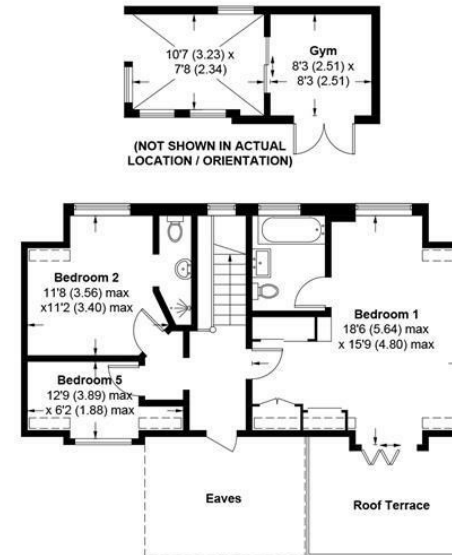
APPROXIMATE GROSS INTERNAL AREA = 2506 SQ FT / 232.8 SQ M

OUTBUILDING = 154 SQ FT / 14.3 SQ M

TOTAL = 2660 SQ FT / 247.1 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. (ID866684)

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