



Guide Price £800,000

7 Seafeld Close, East Wittering, PO20 8DP

BAILEYS



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A superbly presented 4-bedroom detached property, situated on corner plot gardens in a popular location within a short walk of the beach.

The property has been significantly improved and extended in recent years, providing versatile and adaptable living space for families or couples and the property would make an ideal permanent or holiday home.

The property is approached via a driveway area with off road parking for up to 3 cars. The front door leads into an 'L' shaped hallway with cupboards and cloakroom comprising w.c. and wash basin. Feature stairs rise to the first floor.

The sitting room has a fireplace feature with a log burner. Double doors opening into the courtyard garden. Adjacent is the good-sized dual aspect Kitchen/Breakfast/Dining Room with two pairs of double doors opening into the gardens with part glazed roof flooding the room with natural light. The extensive kitchen area has been thoughtfully designed with an aqua colour palette reflecting the seaside ambience of the property and includes fitted worktops with floor and wall mounted cupboards with integrated appliances.

Also located on the ground floor are two bedrooms - Bedrooms 3 & 4. Bedroom 4 could be used as an additional Snug reception room, with doors opening into the garden. A family bathroom comprises a bath with shower over, w.c. and wash basin.

On the first floor there are two bedrooms with the principal bedroom - Bedroom 1 having an inward opening Juliet balcony overlooking the green. There is a range of built in bedroom drawers and wardrobe space.

Bedroom 2 has an extensive built in wardrobe cupboards and storage. There is a shared shower room suite adjoining the two bedrooms, comprising of a walk-in shower, w.c. wash basin and storage draws.

The property is situated on a corner garden plot and includes wrap around garden areas including a larger area of garden overlooking the green to the front and side bounded by flint filled gabion walling with patio areas and lawn. The remainder of the gardens afford a high degree of privacy and seclusion and can be accessed from the sitting room, kitchen/breakfast room and driveway areas. Adjoining the property are two useful outbuildings, one in particular lends itself for conversion subject to necessary consents, to a home office/studio/workshop - power and light connected.

All mains services.

Viewing is highly recommended and will be accompanied by prior appointment only - please call Baileys 01243 672217 to arrange.

For sale with no forward chain.



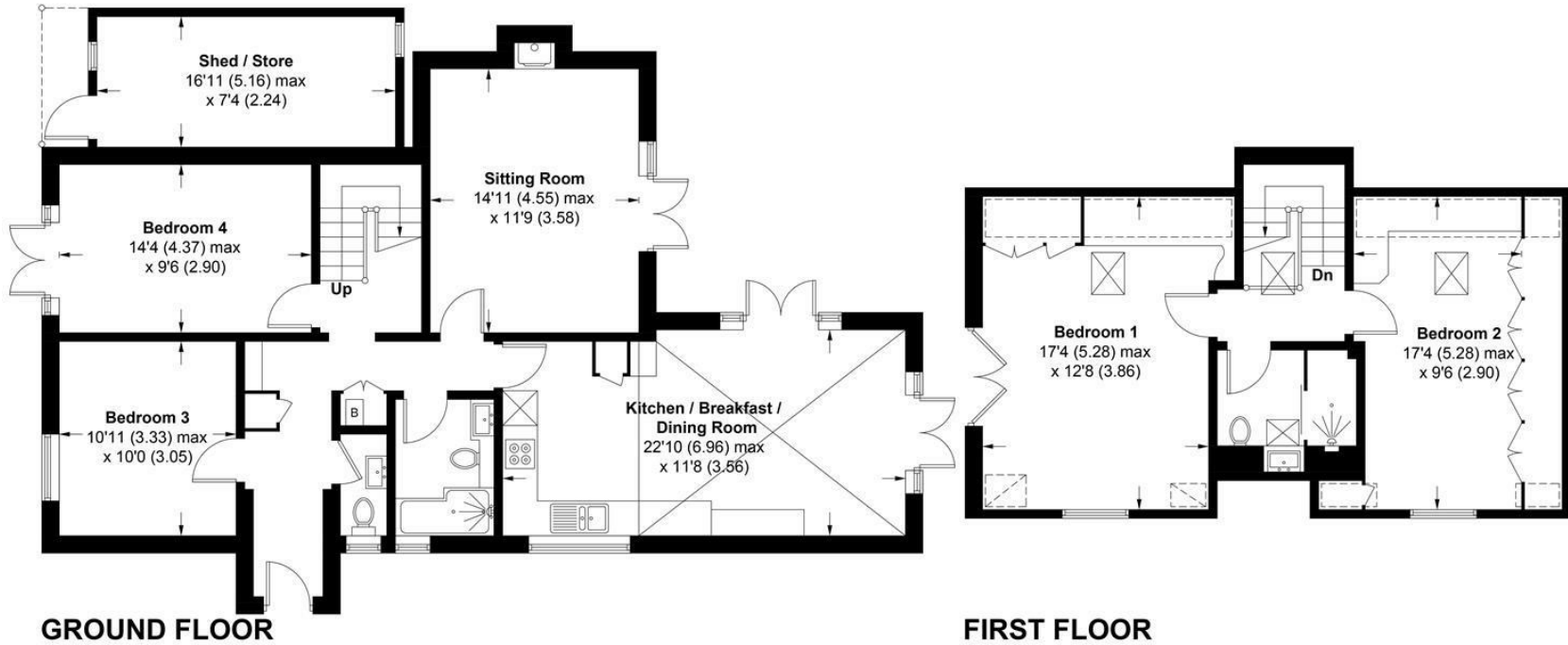








**7, Seafield Close, PO20 8DP**  
APPROXIMATE GROSS INTERNAL AREA = 1536 SQ FT / 142.7 SQ M  
SHED / STORE = 125 SQ FT / 11.6 SQ M  
TOTAL = 1661 SQ FT / 154.3 SQ M



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. (ID1120792)

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