



Price Guide £1,150,000

The Courtyard, Cakeham Road, West Wittering, Nr Chichester, PO20 8LQ

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Exempt

The Courtyard is a charming period cottage situated on the edge of West Wittering village, within 1/2 mile walk of the blue flag beach at West Wittering and 0.9 mile from East Head and Snowhill Creek - an area of outstanding natural beauty forming part of Chichester Harbour.

Standing in established gardens of approximately 0.25 acre this beautiful home features vaulted, beamed interiors and an open fireplace along with four bedrooms and three contemporary shower rooms and bathroom. There are wrap around gardens, completely enclosed for privacy and security.

Link to Virtual Viewing: <https://my.matterport.com/show/?m=A4M7HSWtzkj>

Entrance Hall: (S) Quarry tiled floor. Access to a loft area.

Utility Room: (E) Inset stainless steel single drainer sink unit. 'Veissmann' gas fired boiler with 205l hot water storage tank. Plumbing for washing machine.

Cloakroom: (E) wash hand basin and w.c.

Kitchen/Breakfast Room: (E)

Kitchen: (E) Recently installed floor and wall cupboard units with quartz work surfaces including a 'Lamorna' electric cooker and ceramic hob with hood over, integrated dish washer and integrated fridge freezer. Downlighters. Laminate flooring.

Breakfast Area: (N) door to garden.

Sitting/Dining Room Room: (W and E) Feature open fire with quarry tiled hearth. Vaulted, beamed ceiling. Fitted bookshelves to alcove. Double doors leading to the rear garden,

Bedroom One: (W)

En-Suite Bathroom: (W) Limestone tiled floor and walls with panelled bath with corner glass shower enclosure with hand held shower and rain head. Vanity unit and w.c. Chrome ladder style radiator. Mirror. Shaver point.

Bedroom Two: (W and E) double aspect.

En-Suite Shower: Limestone tiled floor and walls. Walk in glass shower enclosure with hand held shower and rain head. Vanity unit and w.c. Chrome ladder style radiator. Mirror. Shaver point.

Bedroom Three: Vaulted, beamed ceiling Door leading out to the garden.

Bedroom Four: (W) High level access to loft.

Family Shower Room: Limestone tiled floor and walls. Walk in glass shower enclosure with hand held shower and rain head. Vanity unit and w.c. Chrome ladder style radiator. Mirror. Shaver point

Outside:

The gardens of 0.25 acre surround the property and are laid to lawn with established shrubs and trees. The area to the west of the property is raised and includes a paved terrace area. The garden to the east has Yorkstone paved pathways with a central raised flower bed and a feature thatched gazebo. Flint wall with wrought iron gate to Cakeham Road.

There is a Detached brick built garage with further space adjacent.

Viewing: By appointment with the office please 01243 672217.









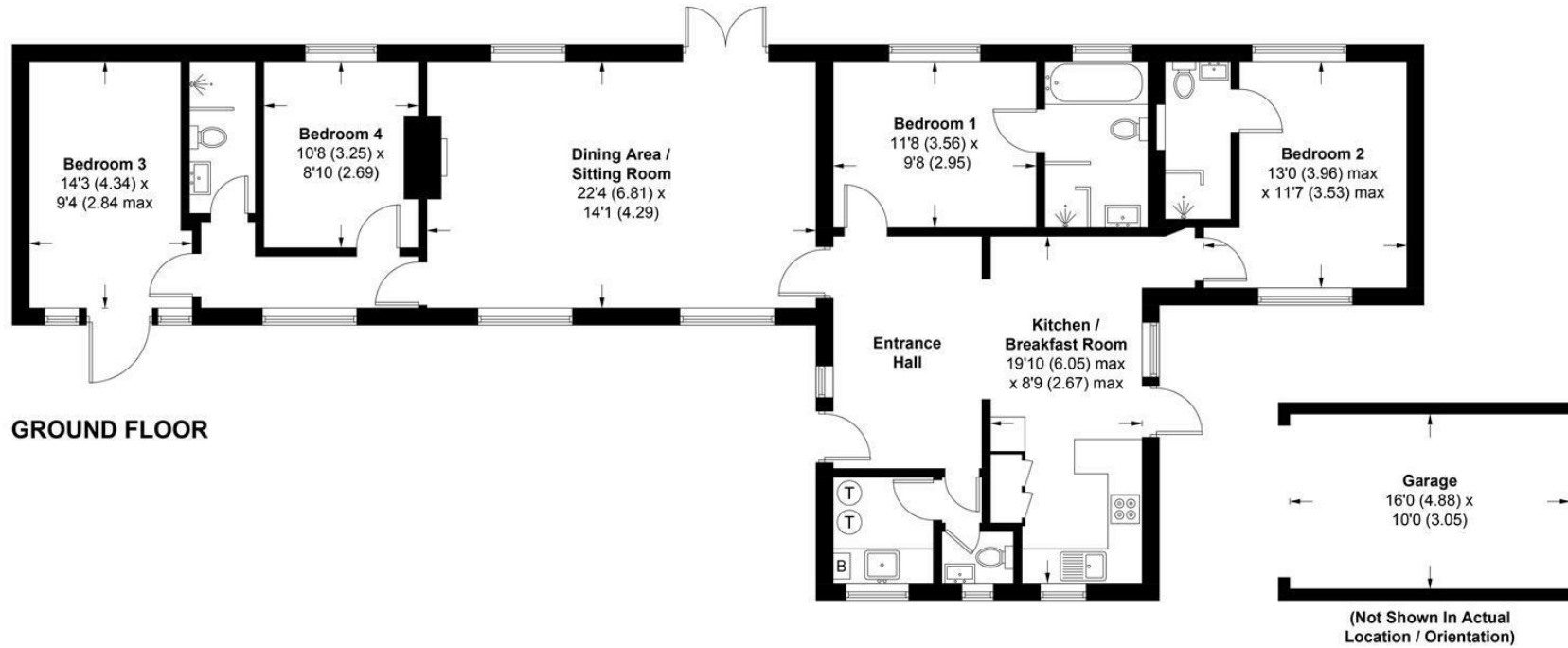


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APPROXIMATE GROSS INTERNAL AREA = 1383 SQ FT / 128.5 SQ M

GARAGE = 160 SQ FT / 14.9 SQ M

TOTAL = 1543 SQ FT / 143.4 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. (ID1128071)

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