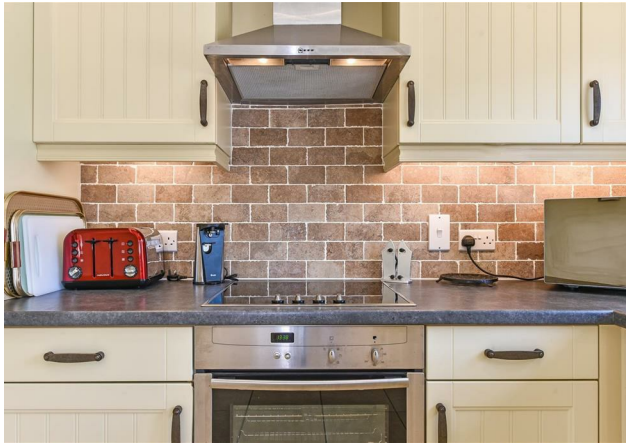




Price Guide £725,000

3 Claremount Gardens Solent Road, East Wittering, Chichester, PO20 8DJ





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A charming detached home in a small private courtyard setting, approximately 200 metres from the beach.

Comprising one of four similar style properties built circa 2008, the well presented accommodation provides comfortable, well designed living space with attractive cottage-by-the sea style elevations and a secluded, sheltered rear garden.

To the front of the property is a detached single garage with additional off road parking adjacent.

There is a spacious kitchen/breakfast room which is fitted with large range of floor and wall mounted cupboards and drawers, with worktops and inset sink.

The sitting room is twin aspect with sliding doors opening into the conservatory, with doors opening onto the sheltered and secluded rear garden.

Also situated on the ground floor is a utility room with wc, space and plumbing for washing machine and tumble dryer with fitted worktop and inset sink, plus a ground floor double bedroom with ensuite including walk in shower, wash basin and wc.

On the first floor are two further double bedrooms and a bathroom.

Claremount Gardens is located at the end of Solent Road in a private cul-de-sac location, with shared driveway area affording access to the property and garage. The rear garden is enclosed and is mainly lawned with flower/shrub borders. The detached single garage includes power and light with an automatic remote operated garage door.

A nearby footpath in Solent Road leads south to Longlands Road with beach access from Shore Road and Tamarisk Walk.

Viewing is highly recommended and will be by appointment only with Baileys.









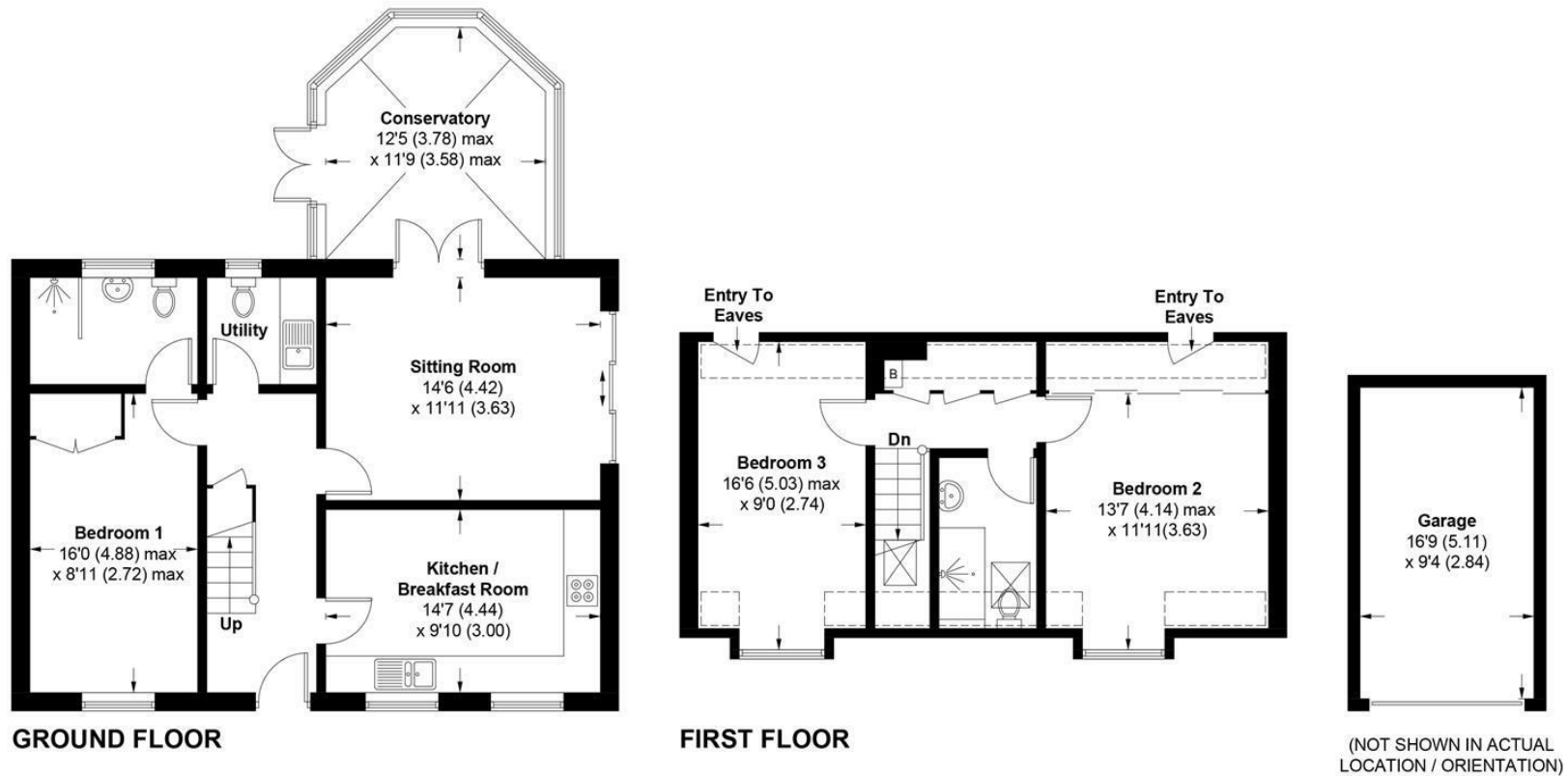


### 3 Claremont Gardens, Solent Road, PO20 8DJ

APPROXIMATE GROSS INTERNAL AREA = 1321 SQ FT / 122.7 SQ M

GARAGE = 156 SQ FT / 14.5 SQ M

TOTAL = 1477 SQ FT / 137.2 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. (ID1112117)

Produced for Baileys Estate Agents

Working in co-operation with the owners we have tried to be accurate and informative in the presentation of our property details. Baileys would advise that no representations or warranties are made or given in respect of the condition of any items mentioned in the Sales Particulars. If however, you are not sure about a particular point please contact us to verify the information. This is especially important if viewing the property involves travelling some distance.