





# Surfers Lodge, 21 Locksash Close, West Wittering, PO20 8QP

Guide Price **£875,000**

Boasting four spacious bedrooms, this stunning, detached chalet style home spans an impressive 1,626 sq ft (excluding outbuilding). Recently fully modernised with a large ground floor extension, this property is a beautifully presented family home, located within a quiet cul de sac offering a peaceful environment for families to enjoy.

Upon entering the property, you are greeted by a bright and spacious hallway leading to a variety of living areas. The ground floor has been fully modernised, including a large extension that now comprises of a stunning kitchen/breakfast/dining room with doors leading out to the rear garden - perfect for al fresco dining. The bespoke German kitchen is a particular highlight of the property, featuring stone work tops and a suite of integrated appliances. The ground floor hall also offers access to the versatile bedroom/playroom, allowing space for guests or a separate work area. A utility room ensures that domestic chores are taken care of with ease, whilst an additional study and separate sitting room and shower room complete the ground floor living space.

Moving upstairs, the principal bedroom comprises of a luxurious en suite shower room and fitted wardrobes, creating a calming space to unwind after a long day. The second bedroom also features a fitted wardrobe/cupboard, providing valuable storage space. A further bedroom completes the first floor living space and share a beautiful family bathroom with sleek, modern fittings.

Furthermore, the low maintenance rear garden features decked and lawned areas and a garden room, ideal for a range of entertaining options while providing the perfect haven for relaxation. The property also benefits from off-road parking for 2/3 vehicles, ensuring there is always ample parking available for guests. Overall, this stunning property represents an excellent opportunity for those seeking a modernised family home in an ideal location, and we would encourage you to book a viewing to fully appreciate its charm and character.



## LOCATION

West Wittering is a coastal village renowned for its beautiful sandy beach which was awarded its 'Blue Flag' status in 2003 and is regularly featured in the national media as one of the top coastal locations in the country. The National Trust Reserve at East Head is a designated site of special scientific interest and offers wonderful walks over the sand dunes and views across the The Solent to the Nab Tower & the Isle of Wight. The local area is served by selection of independent shops as well as a primary school. A more comprehensive range of amenities including a doctors surgery, chemist, dentist and a wide selection of quality shops and mini supermarkets can be found at nearby East Wittering village. Chichester is some 8 miles away and has a mainline station with services to London (Victoria & Gatwick), whilst Havant to the West has a fast service to London Waterloo.



**Tenure** Freehold **Council Tax** Band E **EPC** C

## Entrance Hall

**Sitting Room** 16'4" (4.98m) x 11'10" (3.61m)

**Bedroom 4** 11'6" (3.51m) x 9'11" (3.02m)

**Office** 7'8" (2.34m) x 5'0" (1.52m)

## Shower Room

**Utility Room** 8'3" (2.51m) x 6'6" (1.98m)

**Kitchen/Breakfast/Dining Room** 24'4" (7.42m) x 19'2" (5.84m)

**Bedroom 1** 16'5" (5m) x 10'10" (3.3m)

Door to en suite.

## En Suite

**Bedroom 2** 11'10" (3.61m) x 12'2" (3.71m)

**Bedroom 3** 7'9" (2.36m) x 6'9" (2.06m)

## Family Bathroom

## External & General



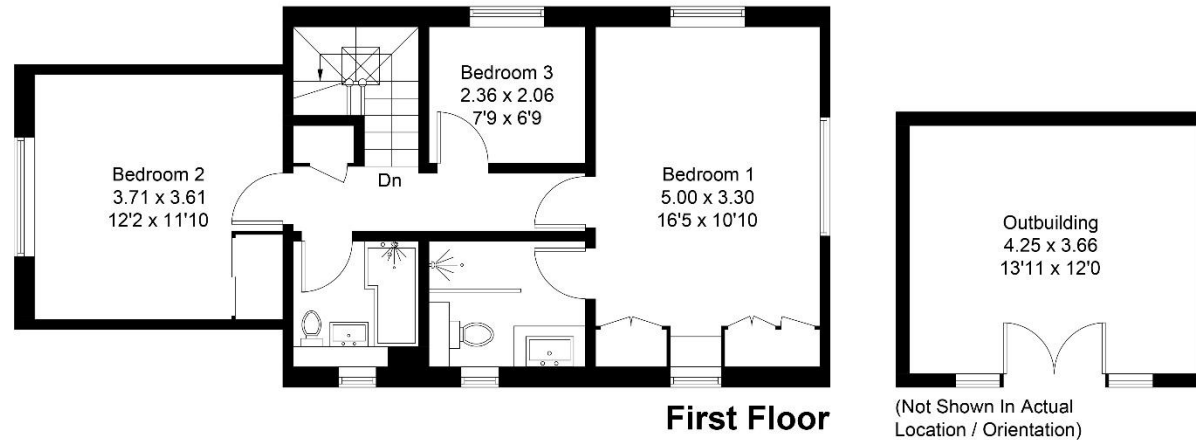
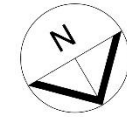






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Approximate Gross Internal Area = 151.1 sq m / 1626 sq ft  
Outbuilding = 15.5 sq m / 167 sq ft  
Total = 166.6 sq m / 1793 sq ft



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or miss-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.



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