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Residential Sales & Lettings



**22 Locksash Close, West Wittering, West Wittering, PO20 8QP**

# 22 Locksash Close, West Wittering PO20 8QP

Guide Price £625,000

Situated within a peaceful cul de sac in West Wittering, this extended three bedroom detached house offers beautifully balanced and highly versatile accommodation, perfectly suited to modern family living. Just a ten-minute walk from the renowned sandy beach, the property is deceptively spacious, with interiors that feel far larger than the attractive front façade suggests. Thoughtfully enlarged to the rear, it provides generous reception space that blends seamlessly with the more traditional layout at the front of the house.

The spacious sitting room is positioned at the front of the property, enjoying a southerly aspect that draws in excellent natural light throughout the day. This inviting reception room offers an ideal retreat, with ample space for a range of furnishings and a warm, welcoming atmosphere for both everyday living and entertaining.

To the rear, the extension has created an impressive open plan kitchen/dining/sitting room that forms the true heart of the home. Double doors open directly onto the garden, enhancing the connection between inside and out and making the space especially enjoyable during the warmer months. The kitchen is fitted with an integrated dishwasher, oven and hob, together with space for a tall fridge freezer. A peninsula breakfast bar subtly defines the kitchen area while offering additional preparation space and informal seating. The room comfortably accommodates a six-seater dining table as well as relaxed seating, allowing for flexible use depending on the occasion.

Leading off the kitchen is a practical utility room, providing additional storage and laundry facilities, and offering direct access to the garden, ideal for day-to-day convenience. From the utility there is access to a recently installed contemporary shower/wet room, finished in a modern style and adding further practicality for guests or busy households.



Upstairs, there are three well-proportioned bedrooms, including two generous doubles. Both the principal and second bedrooms benefit from fitted wardrobes, with the principal bedroom also enjoying its own ensuite shower room. A family bathroom fitted with a white suite serves the remaining accommodation.

Externally, the property offers driveway parking leading to the store, ideal for water sports equipment after days spent by the sea. The rear garden is fully enclosed and mainly laid to lawn, complemented by raised planter borders that provide colour and structure while remaining relatively low maintenance. Further benefits include gas-fired central heating via a modern boiler.

Overall, this is a well-presented detached home in a highly desirable cul de sac setting, offering space, flexibility and excellent lifestyle appeal close to the amenities and coastline for which West Wittering is so well regarded.

### LOCATION

West Wittering is a coastal village renowned for its beautiful sandy beach, awarded its Blue Flag status in 2003 and 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 with views across The Solent to the Spinnaker Tower and the Isle of Wight. The local area is served by a 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 and Gatwick), whilst Havant to the west has a fast service to London Waterloo.

**Tenure Freehold | Council Tax Band E | EPC D**

Connected to mains water, gas, electricity & drainage. Gas heating to radiators.

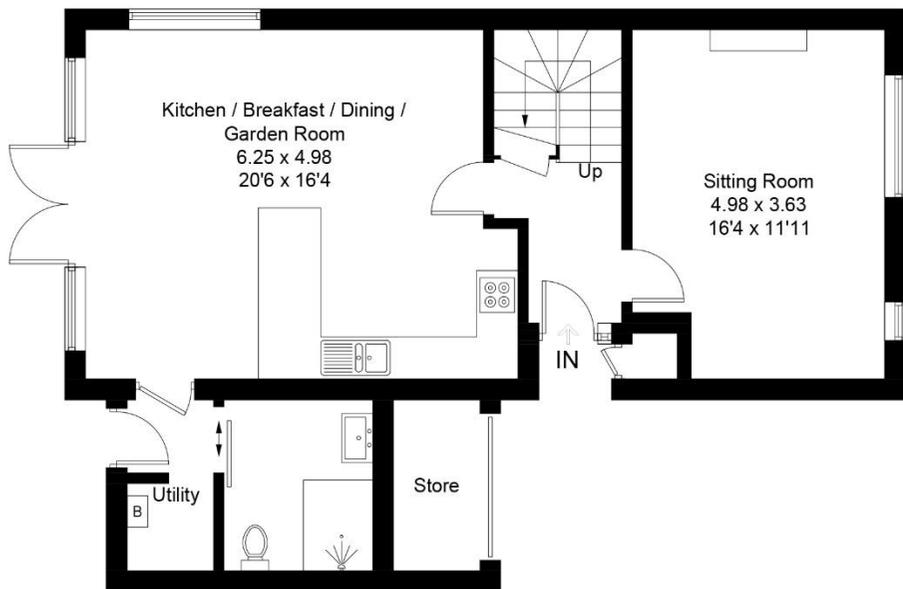


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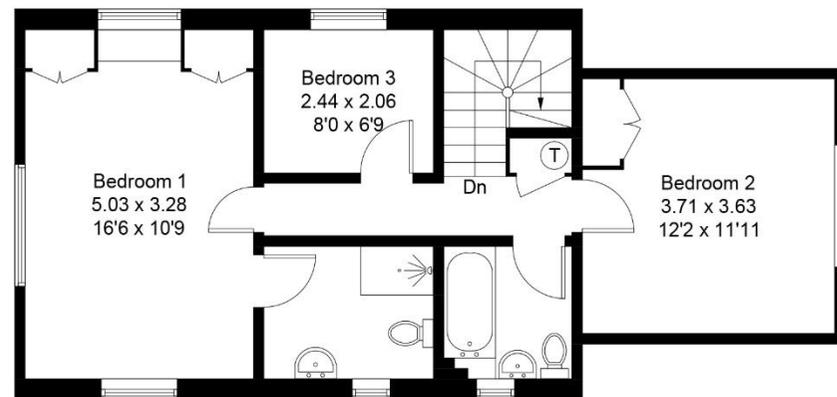
Approximate Gross Internal Area = 119.2 sq m / 1283 sq ft

Stores = 3.6 sq m / 39 sq ft

Total = 122.8 sq m / 1322 sq ft



**Ground Floor**



**First Floor**

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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