



**Longlands, Longlands Road, East Wittering, PO20 8DE**

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Guide Price £825,000

Prime village position LESS THAN 100M FROM THE BEACH. Impressive 7 BEDROOM detached residence with 4 RECEPTION ROOMS, driveway parking and 90FT REAR GARDEN. Sea glimpses and superb potential to modernise (STPP).

Occupying a prime central position in the heart of East Wittering village and located less than 100 metres from the beach, this substantial detached residence extends to approximately 2,236 sq ft (GIA) and offers impressive versatility, generous proportions and exciting scope for enhancement, subject to any necessary consents.

The property is approached via a private driveway providing parking for several vehicles, immediately hinting at the scale of accommodation within. The principal reception room is positioned to the front, enjoying a southerly aspect and an abundance of natural light. This welcoming space flows effortlessly into a garden room, creating an ideal setting for both relaxed family living and entertaining.

In addition, the ground floor provides three further reception rooms, offering outstanding flexibility. These spaces could serve as additional bedrooms, a home office, snug or hobby room, depending on individual requirements. Alternatively, the existing layout lends itself to reconfiguration to create a more contemporary open-plan arrangement, perfectly suited to modern family life, subject to the relevant permissions.

The kitchen is fitted with a range of shaker-style wall and base units with work surfaces over, providing space for a cooker and washing machine. The adjoining reception room presents clear potential to create a kitchen/dining space, offering buyers an excellent opportunity to personalise and add value. A family bathroom is also located on the ground floor, enhancing everyday practicality.



To the first floor, there are seven well-proportioned bedrooms, an increasingly rare feature within a village setting, ideally suited to larger families, multi-generational living or those requiring dedicated guest accommodation. Two bathrooms, including a shower room, together with a separate W/C, serve the upper floor. Two of the front-facing bedrooms enjoy delightful glimpses of the sea.

Externally, the rear garden extends to approximately 90ft in length and is predominantly laid to lawn, complemented by a generous patio area ideal for outdoor dining and entertaining. A timber shed provides useful storage. Gas central heating to radiators is installed via a boiler.

This represents a rare opportunity to acquire a sizeable and adaptable village home offering space, flexibility and immediate access to both the beach and village amenities.

#### LOCATION

East Wittering Village Centre is a short walk away and offers a comprehensive range of facilities including: Infants and junior school, doctors, chemist, dentist, library, two mini supermarkets, post office, local butchers, bakers and greengrocer to name but a few. Approximately two miles to the west is the beautiful Blue Flag beach of West Wittering which offers wonderful views of the South Downs and is popular with water sports enthusiasts all year round. Further shopping facilities are available within a 20 minute drive to Chichester where the city centre offers a range of shops, cafes and restaurants and the skyline is dominated by the 12th century cathedral. For those that do not drive, there is a bus service at regular intervals. To the north of Chichester, Goodwood has its own private country club, golf course and full horse racing calendar. Goodwood also plays host to the annual Festival of Speed and the Revival Meeting at its historic motor circuit.

**Tenure** Freehold | **Council Tax** Band F | **EPC** C

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

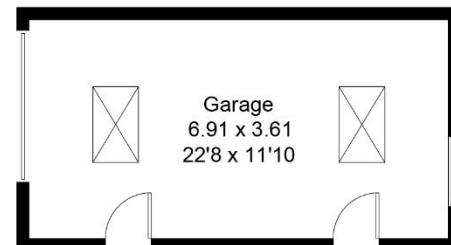
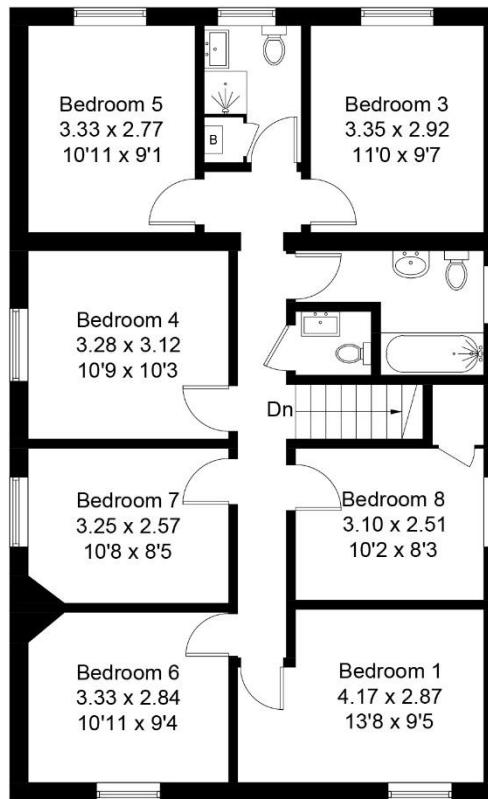
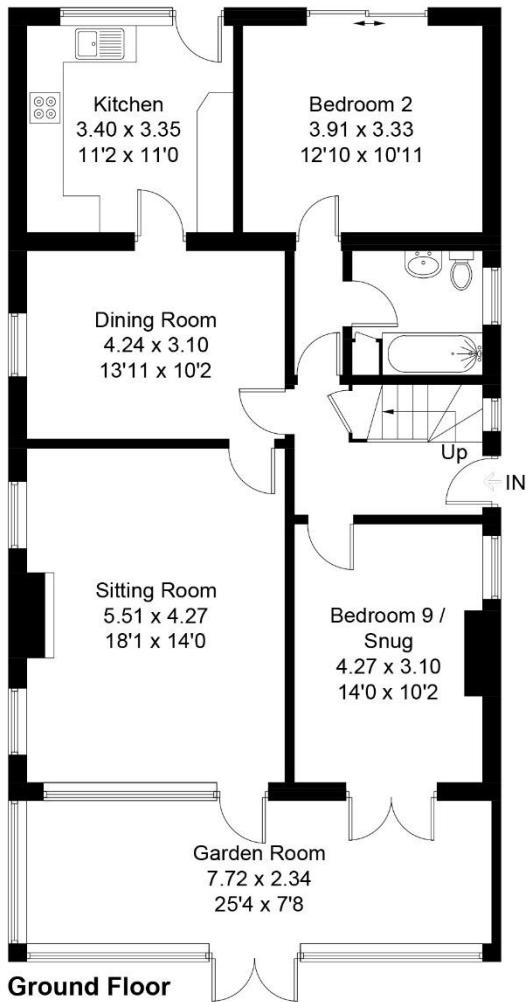


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Approximate Gross Internal Area = 207.7 sq m / 2236 sq ft

Garage = 24.8 sq m / 267 sq ft

Total = 232.5 sq m / 2503 sq ft



(Not Shown In Actual Location / Orientation)

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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