



Astons
of Sussex
Residential Sales & Lettings



11 Royce Close, West Wittering, PO20 8ND

11 Royce Close, West Wittering West Sussex, PO20 8ND

Guide Price £795,000

Situated within a popular residential estate in the sought-after coastal village of West Wittering, this spacious four-bedroom detached house offers well-proportioned accommodation, plenty of parking and a double garage, providing an ideal opportunity for families seeking a home in this desirable coastal location.

The property is approached via a driveway providing off-road parking for several vehicles and access to the double garage. Upon entering, the welcoming hallway provides access to the principal ground floor rooms, with useful storage provided by a cloaks cupboard.

The spacious front-facing sitting room is a comfortable and inviting reception space, accessed through double casement doors from the hallway. Separate doors lead through to both the kitchen and dining room, creating a practical flow throughout the ground floor. The dining room enjoys views over the rear garden and benefits from sliding doors opening outside, allowing the room to be enjoyed as an excellent entertaining space during the warmer months.

The kitchen is fitted with a matching range of cream shaker-style wall and base units incorporating an integrated double oven and hob. Whilst the kitchen would benefit from modernisation, it remains a perfectly functional space and offers the opportunity for a purchaser to update and personalise to their own requirements. A utility room is conveniently accessed from the kitchen, providing additional practical space for laundry appliances and storage.



Completing the ground floor accommodation is a useful study/snug, offering flexibility for home working, a playroom or a quiet retreat, together with a cloakroom.

On the first floor, the property provides four well-proportioned double bedrooms. The principal bedroom benefits from an en-suite shower room and built-in double wardrobe, while bedrooms two and four also feature built-in storage cupboards or wardrobes. The remaining bedrooms are served by a family bathroom.

Outside, the fully enclosed rear garden is predominantly laid to lawn with planted borders, creating an attractive and manageable outdoor space. A pedestrian door provides direct access into the double garage, adding further convenience.

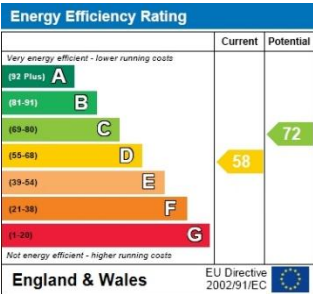
Located in the highly regarded coastal village of West Wittering, the property is ideally positioned for access to local amenities, schools and the stunning West Wittering beach, renowned for its sandy shoreline and waterside lifestyle. Combining generous accommodation, practical family features and a desirable coastal setting, this property represents an excellent opportunity for those looking to enjoy village living close to the sea.

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

Connected to mains water, electricity & drainage. Oil fired heating to radiators.

No onward chain.

What3words
fighters.targeted.utter

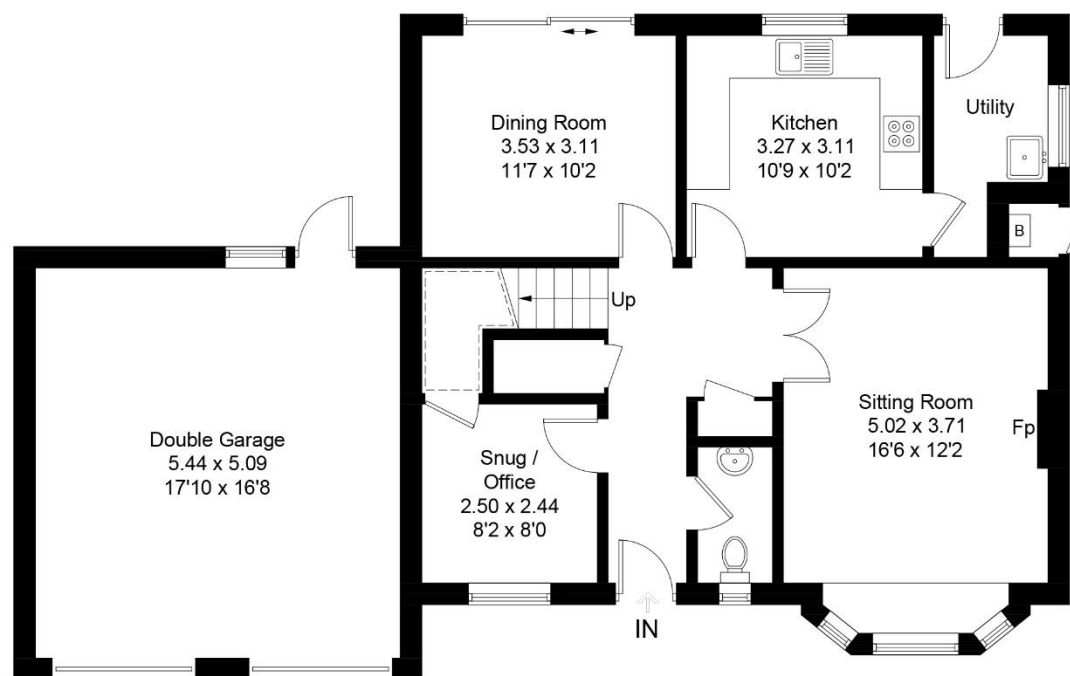


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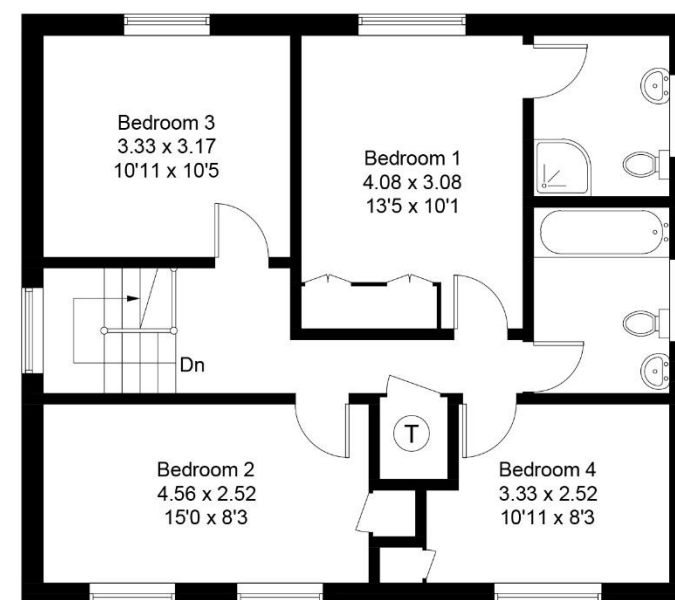
Approximate Gross Internal Area = 133.5 sq m / 1437 sq ft
Double Garage / Boiler = 28.4 sq m / 306 sq ft
Total = 161.9 sq m / 1743 sq ft



 = Reduced headroom below 1.5m / 5'0



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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