



14 Culimore Road West Wittering PO20 8HB

Guide Price £900,000

The extremely spacious and highly adaptable accommodation measures an impressive 2516 sq ft (including garage) and is arranged over two floors. The two main bedrooms, both located on the first floor benefit from en suite facilities and extensive fitted wardrobes and eves storage space. The landing space has been neatly adapted to create a wonderful snug area, an ideal spot for a bit of evening relaxation. The area could also be modified to accommodate a work station if desired.

The ground floor briefly comprises three additional bedrooms as well as a four piece family bathroom suite. All three bedrooms are large enough to accommodate a double bed with two bedrooms also having fitted wardrobes. A sitting room with feature log burner, kitchen diner & separate utility/cloakroom completes the ground floor accommodation.

Enjoying a bold corner plot with a south easterly aspect, the rear garden is mainly laid to lawn with mature planters to the borders and offers almost complete privacy from neighbouring properties. There is an additional area of lawn to the side of the garage and an extensive patio area directly off the sitting room. Additional storage space for water sports equipment or small boat is available to the side of the property. EPC B.



LOCATION

East Wittering village centre is within a short stroll and offers a comprehensive range of amenities including a primary school, doctors, chemist, dentist and a wide selection of quality independent shops and mini supermarkets. West Wittering beach is approximately 1.5 miles to the west and is popular for its 'Blue Flag' sandy beaches and the famous National Trust Reserve of East Head, there is access to beautiful walks over the sand dunes and stunning views across The Solent to the Nab Tower and Isle of Wight. Further comprehensive shopping facilities and hospitality/leisure facilities can be found at nearby Chichester, some 8 miles to the north.



Sitting Room 16'1" (4.9m) x 11'10" (3.61m)

Kitchen Diner 22'3" (6.78m) x 13'10" (4.22m)

Utility Room 6'9" (2.06m) x 5'0" (1.52m)

Study/Bedroom 5 11'5" (3.48m) x 9'8" (2.95m)

Ground Floor Bathroom

Bedroom (GF) 12'0" (3.66m) x 11'5" (3.48m)

Bedroom (GF) 11'5" (3.48m) x 10'0" (3.05m)

Bedroom 1 20'0" (6.1m) x 14'3" (4.34m)

En Suite Shower Room

Bedroom 2 17'0" (5.18m) x 16'5" (5m)

En Suite

Garage 28'11" (8.81m) x 8'3" (2.51m)

General

The 15 solar panel array to the eastern aspect provides an unencumbered income of approximately £1,000 per annum.

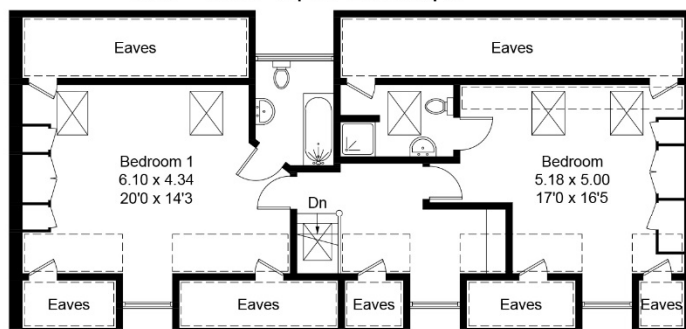


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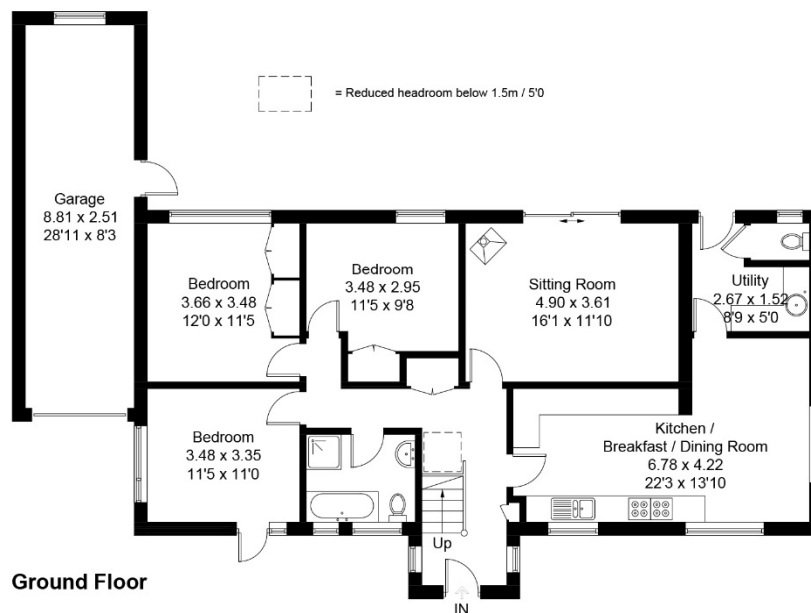
Approximate Gross Internal Area = 211.6 sq m / 2278 sq ft
 (Including Eaves)

Garage = 22.1 sq m / 238 sq ft

Total = 233.7 sq m / 2516 sq ft



First Floor



Ground 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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