



2 Marine Close, West Wittering

Guide Price £980,000

2 Marine Close

West Wittering, Chichester

Situated in a highly sought-after residential area, this charming three-bedroom detached chalet bungalow offers an ideal blend of comfort and coastal living, just a short stroll from the seafront. With planning permission in place for extension there is still plenty of scope to make the property your own.

The accommodation is thoughtfully arranged over two floors, the ground floor boasts a large entrance hall which leads to the impressive sitting/dining room, extending over twenty six feet in length, with elegant double doors that open onto the delightful rear garden, a feature log burner also provides a cosy atmosphere for the colder months. The kitchen/breakfast room is well-appointed with a Belling range-style double oven and hob, integrated appliances, and offers ample storage. The principal bedroom is positioned on the ground floor and benefits from an en suite shower room and walk in wardrobes.

Ascending the stairs from the hall, you will find two generous double bedrooms, both with fitted wardrobes. Bedroom two offers a charming sea view between the rooftops. Additionally, a well-appointed family bathroom with a shower and bath serves these bedrooms.

Outside, double gates welcome you to a driveway providing ample off-road parking and leading to a workshop that was formerly a garage. The rear garden, with its westerly aspect, enjoys a pleasing mix of lawn and patio areas, offering a high degree of privacy and a perfect spot for relaxation.

Council Tax band: E

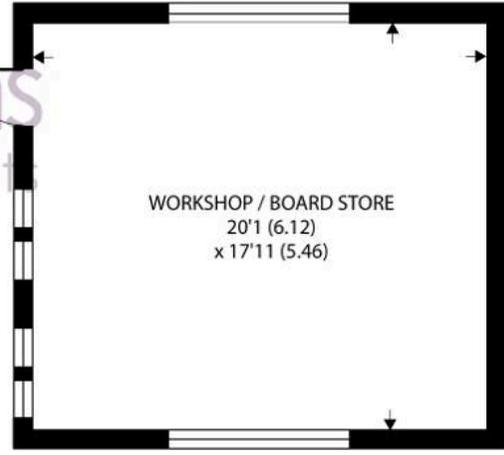
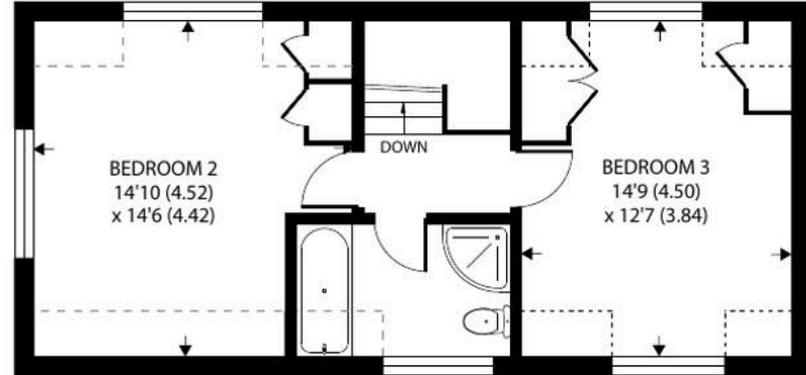
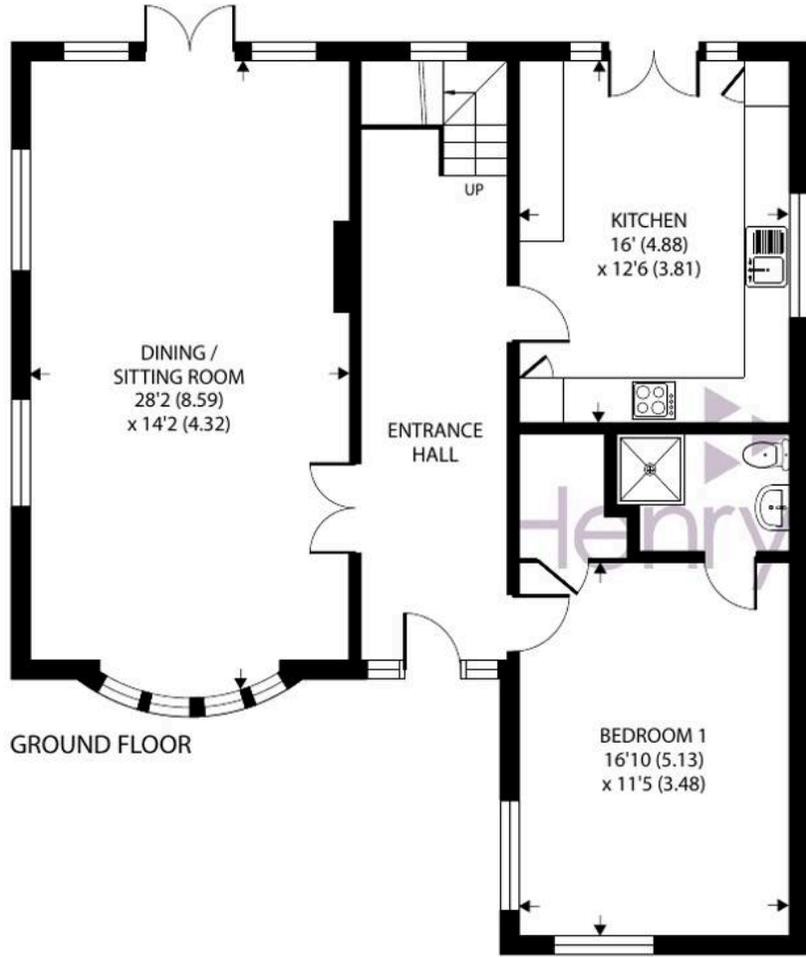
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D





Denotes restricted head height



Approximate Area = 1469 sq ft / 136.4 sq m
Limited Use Area(s) = 78 sq ft / 7.2 sq m
Outbuilding = 363 sq ft / 33.7 sq m
Total = 1910 sq ft / 177.3 sq m

For identification only - Not to scale





Henry Adams - East Wittering

Henry Adams LLP, 14 Shore Road, East Wittering - PO20 8DZ

01243 672721

eastwittering@henryadams.co.uk

www.henryadams.co.uk/

Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.