



Jolliffe Road

West Wittering, Chichester, West Sussex

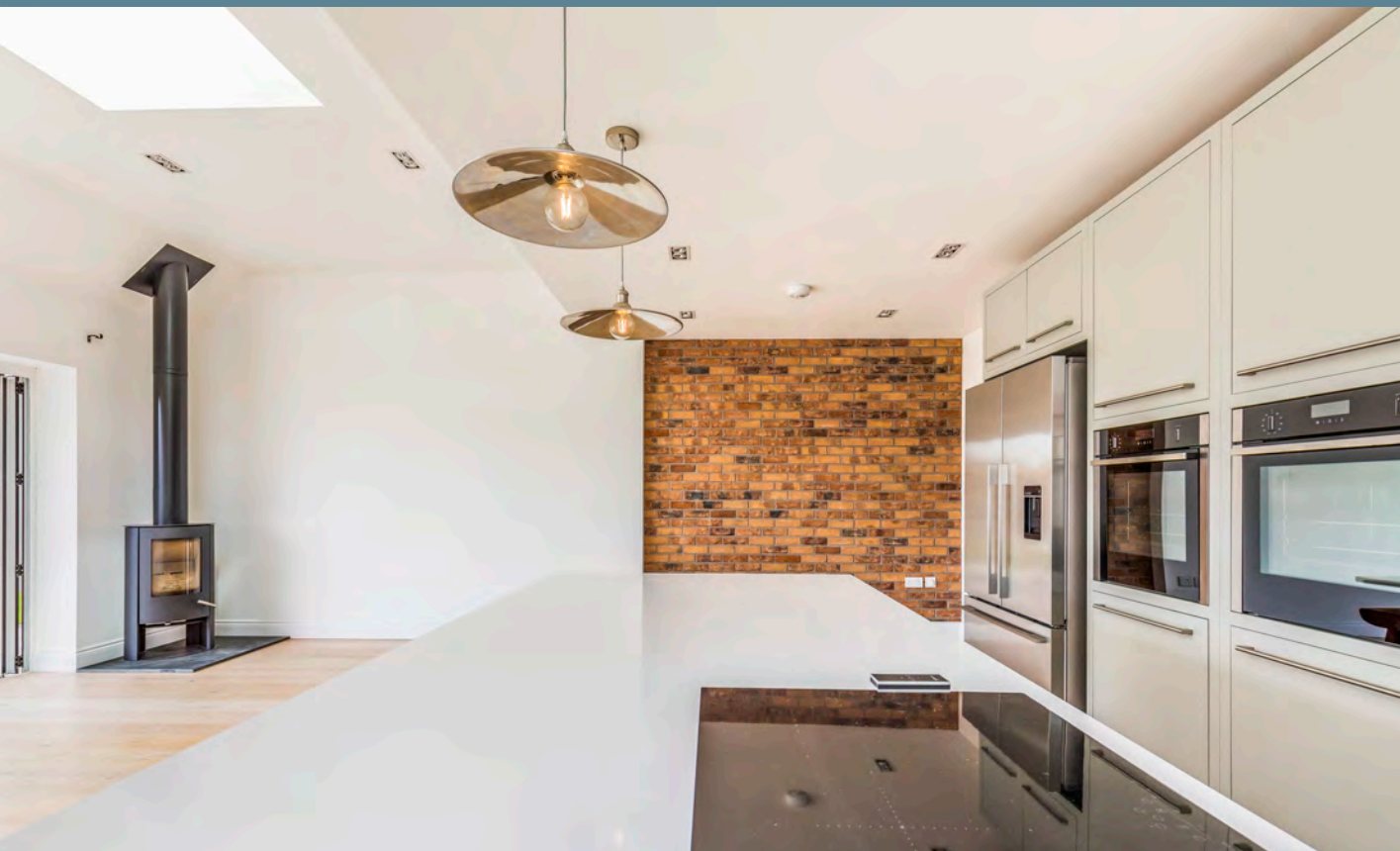






4 Jolliffe Road

Located a short walk from the beach, a stunning New England style detached property (2,572 sq ft approx.) having recently undergone a substantial program of renovation and extension throughout and with the benefit of a detached studio and a west-facing garden.



Gross Internal Area 2,572 sq ft approx.

MAIN HOUSE

GROUND FLOOR

Reception hall
Substantial open-plan
kitchen/family room
Sitting room
2 double bedrooms
Bathroom
Utility room

FIRST FLOOR

Main bedroom (en suite)
One further double bedroom
Shower room

GARDEN AND OUTBUILDINGS

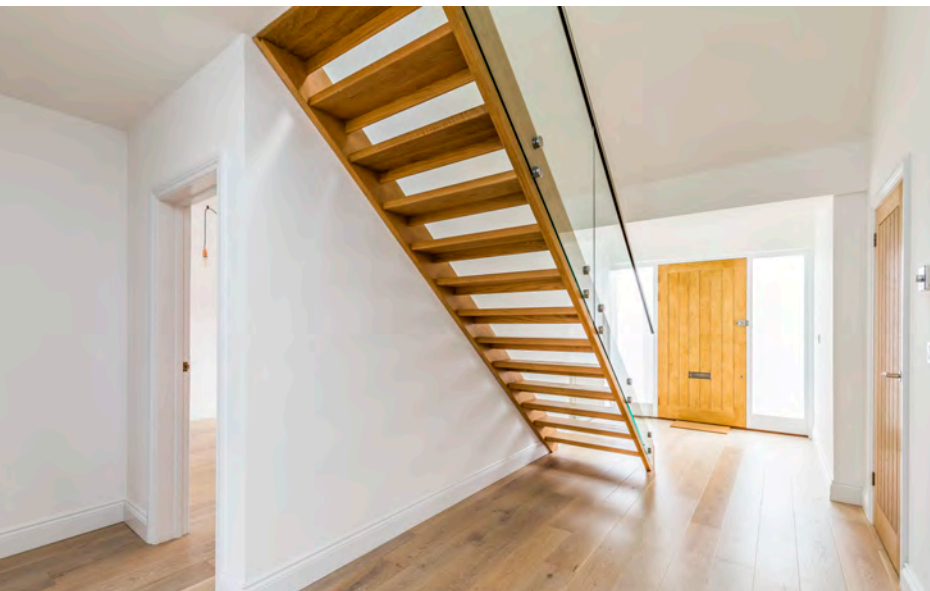
Off street parking
Large west-facing garden
Patio
Further al fresco dining area
Detached studio
Workshop

The Property

Enviably located this stunning New England style home combines space and natural light with flexible family accommodation. With coastal living at its core, the ability to work from home within a newly constructed detached studio and local amenities within easy reach, this property is ideally suited for use as a full time family home, rental investment or second home.

A particular feature is the west-facing open plan kitchen/family room. With integrated appliances, ample storage, a spacious living area opening onto the garden and a feature wood burning stove, this space is ideal for entertaining. To the side of the kitchen there is a further living room with double doors opening onto the garden. Off the other side of the large entrance hall there is useful utility/boot room with fitted floor to ceiling cupboards. Towards the front of the property there are two double bedrooms, one of which provides a large walk-in wardrobe. A smart bathroom completes the ground floor.

Upstairs the main 26' bedroom has ample built-in wardrobes, dressing/sitting area and an en suite bathroom. There is a further double bedroom (with access to eves storage) and a shower room.



Gardens

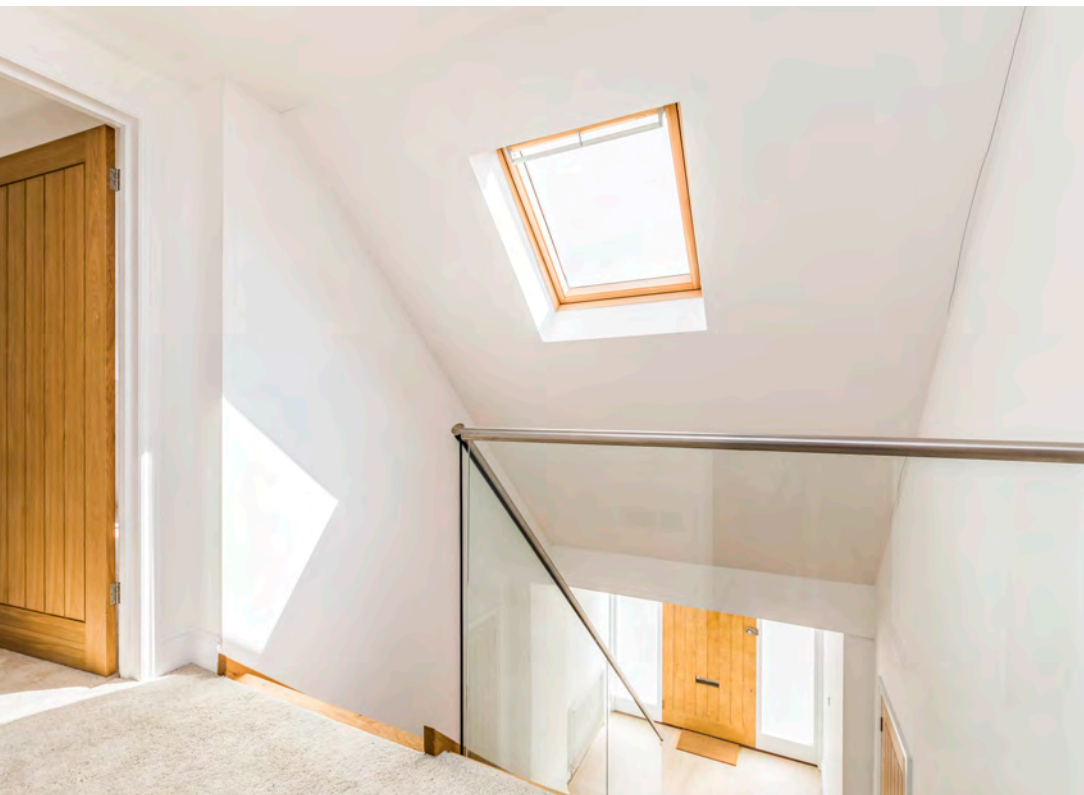
Outside there is an attractive garden which is mainly laid to lawn with newly planted flowering shrubs, plants and trees in the borders. There is a patio immediately to the rear of the property area along with a further patio area, ideal for al fresco dining, off the western boundary. Beside this space there is a modern insulated studio/home office and a store room. Trailer storage is provided down one side of the property and ample off street parking is provided towards the front.



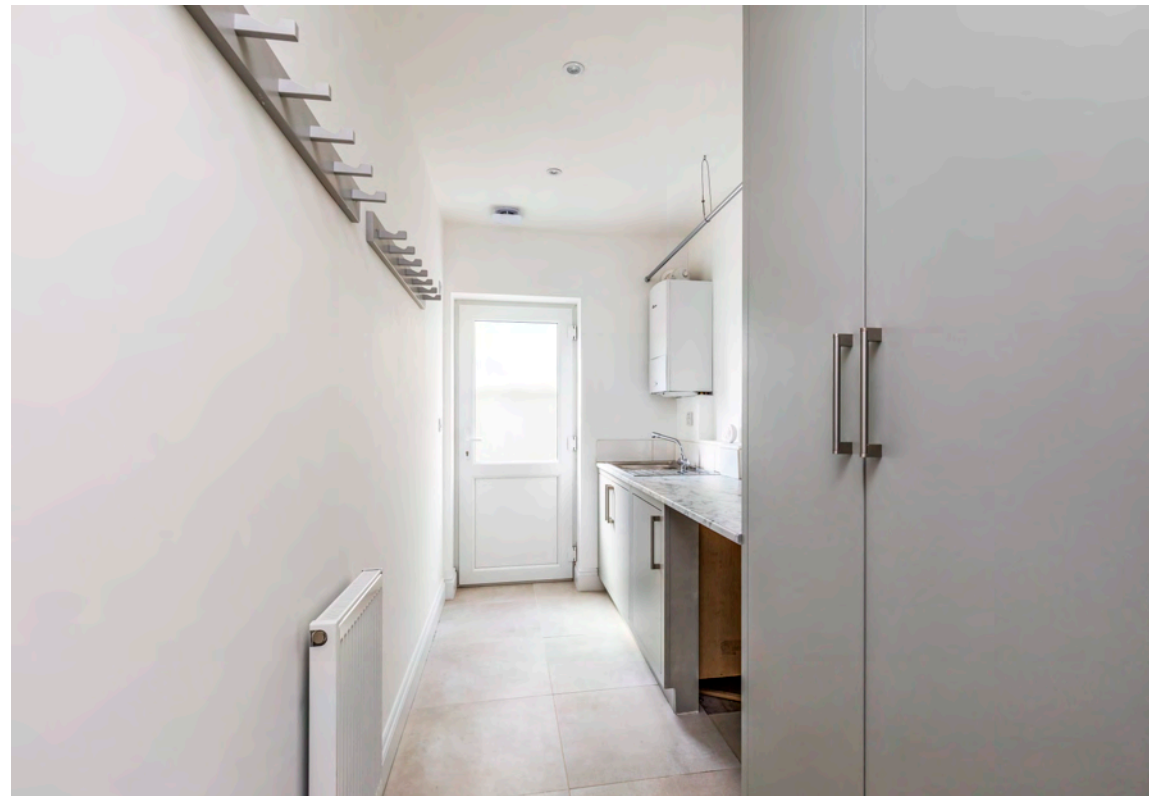
Studio/Home Office



Studio/Home Office





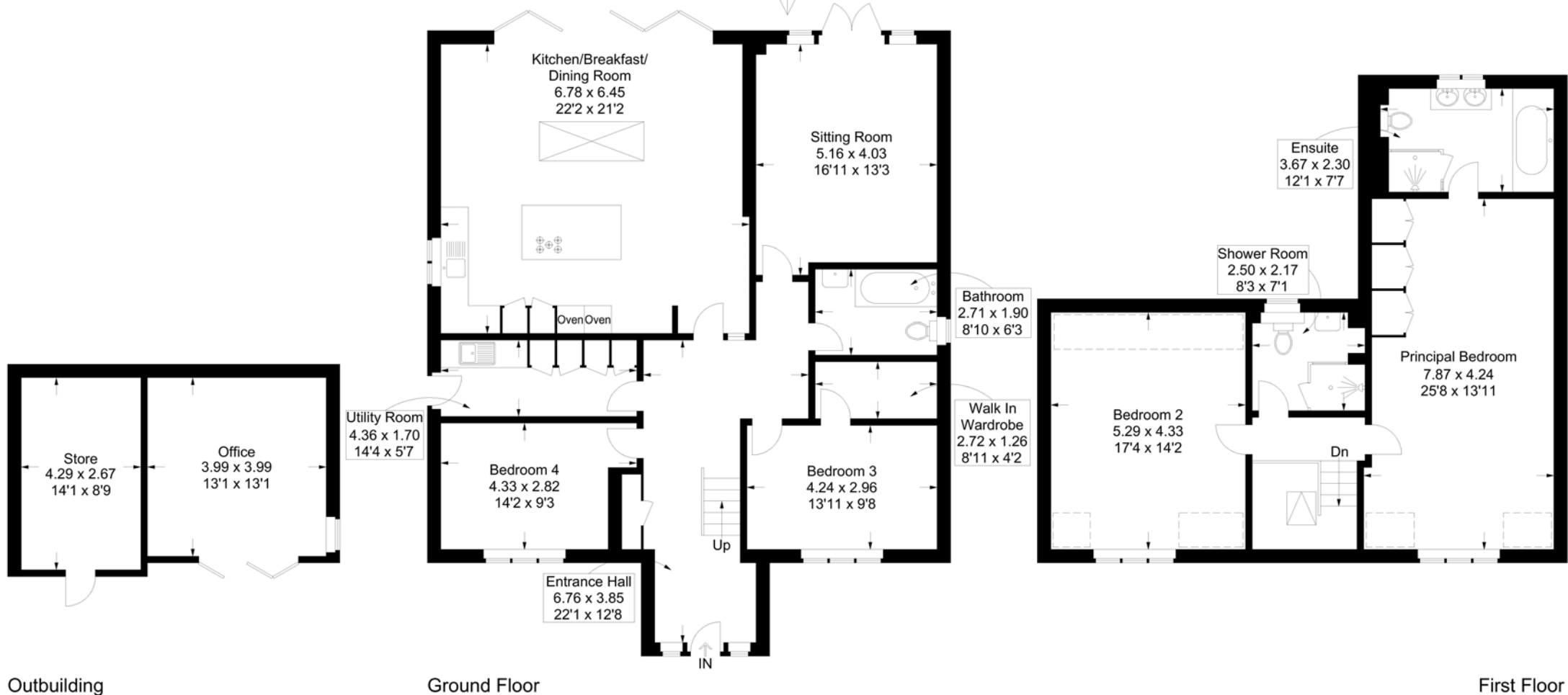


Jolliffe Road, West Wittering

Approximate Gross Internal Area = 210.7 sq m / 2268 sq ft

Outbuilding = 28.2 sq m / 304 sq ft

Total = 238.9 sq m / 2572 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Location

Positioned within walking distance to the beach (popular for both kite and wind surfing) on a highly sought after road, the property is situated within easy distance of all the amenities within East Wittering, offering a large variety of independent shops, supermarkets and restaurants. Aside from its Blue Fag beach, West Wittering has a further array of small, individually run, shops, public houses, garden centre, beach cafe and a restaurant. Both villages have a popular primary school. Nearby sailing facilities can be found in West Wittering and Itchenor along with both Birdham Pool Marina and Chichester Marina.

CHICHESTER

The historic cathedral city of Chichester offers comprehensive shopping facilities and a choice of social and recreational activities, all of which are easily accessible through the mainly level pedestrian areas of the beautifully preserved city. Cultural activities include the Pallant House Gallery and Festival Theatre. There are renowned schools in the area, both in the public and the private sector. The mainline station in Chichester provides a regular service to London Victoria in about 1 hour 40 minutes (via Gatwick Airport), and Havant station to the west provides a faster service to London Waterloo in about 1 hour 20 minutes.

SPORTS & COUNTRY PURSUITS

Events and sporting activities in the area include the Goodwood Festival of Speed and Revival events for motoring enthusiasts, horseracing at Goodwood and Fontwell racecourses, polo at Cowdray Park, golf at nearby Goodwood. Other local attractions include: the Weald and Downland Open Air Museum, West Dean Gardens, Fishbourne Roman Palace, Tangmere Military Aviation Museum, Goodwood House, Stansted Park and Petworth House.

DISTANCES & TRANSPORT

Beach: 200 yards
East Wittering Shops: 0.4 miles
Birdham Marina: 4.4 miles
City Centre: 8 miles
Goodwood: 11 miles

Southampton Airport: 39 miles
Gatwick Airport: 57 miles
Central London: 87 miles
A27/A3 Junction: 18 miles

All distances are approximate
and via road.





GENERAL INFORMATION

FREEHOLD

EPC Rating: C

Postcode: PO20 8ET

Services: Mains electricity, gas, water and drainage.

Chichester District Council:

01243 785166

West Sussex County Council:

01243 777100

Viewings strictly by appointment with sales agent. Virtual viewings available upon request.



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