



4 The Close

Five bedroom Mews house situated in a private gated development in the heart of East Wittering.



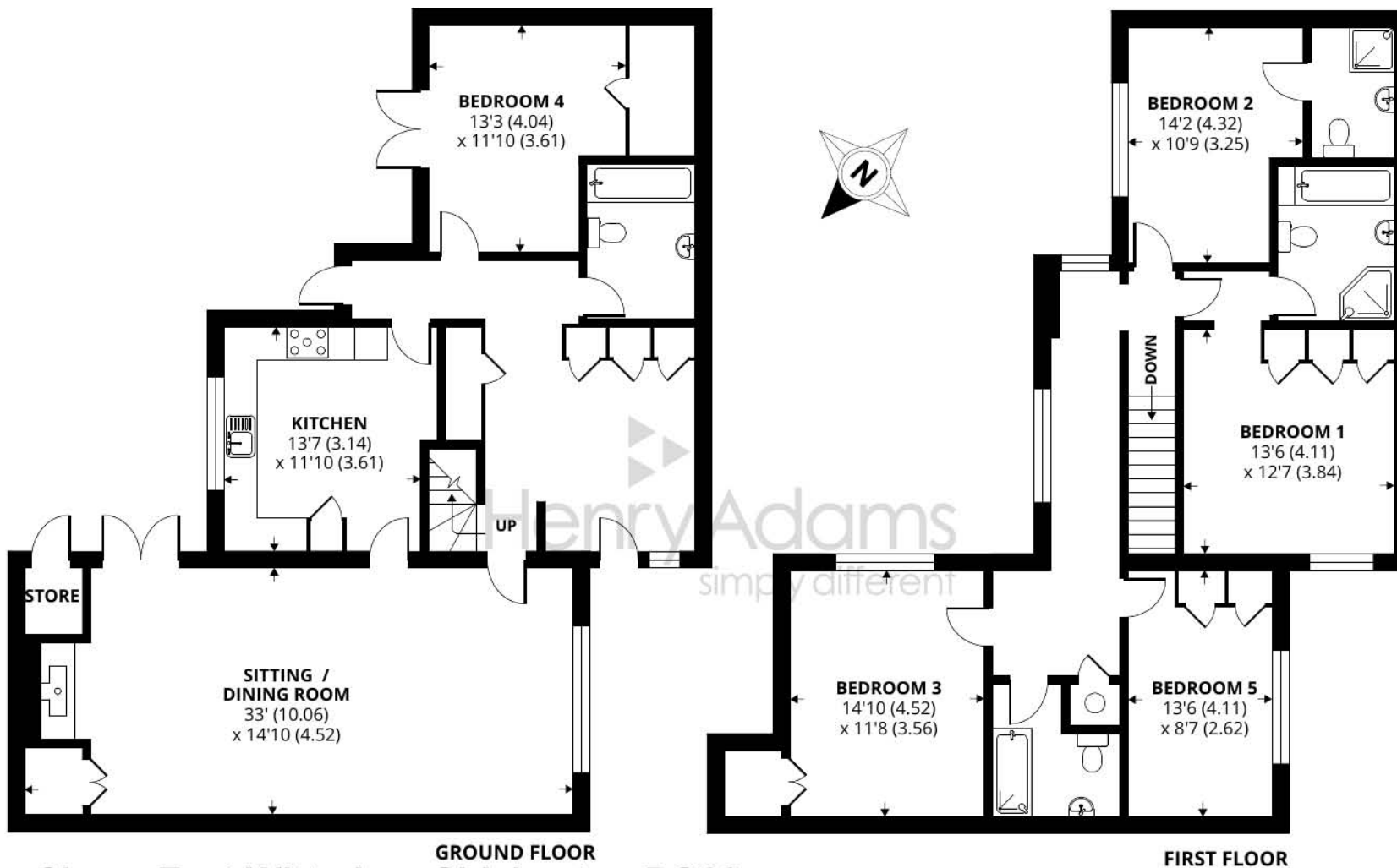
- ▶ Private gated development
- ▶ Potential for modernisation
- ▶ Private Garden
- ▶ Over 2000 sqft
- ▶ Five double bedroom
- ▶ 2 Allocated Parking Spaces

4 The Close is a five-bedroom Mews house and is the perfect canvas to create your dream living space in the heart of East Wittering. Located within a private gated development on Church Farm Lane, this impressive home boasts over 2000 sq. ft. of living space and a manageable private garden.

The ground floor of this beautiful home features a spacious living and dining area that exudes a warm and welcoming ambiance. The separate kitchen boasts plenty of space and lends itself perfectly when entertaining, whilst the utility space adds to the home's functionality. In addition, there is a downstairs living area that could also be used as a bedroom with double doors opening out to the rear garden.

Upstairs, you'll find four well-proportioned double bedrooms, two family bathrooms and an en-suite with ample natural light, this makes the perfect secluded space for families or having guests to stay. With plenty of potential, this home presents a unique opportunity to tailor your living space to your tastes and desires. Don't miss out on the chance to make this house your own and enjoy all that East Wittering has to offer.





The Close, East Wittering, Chichester, PO20

Approximate Area = 2229 sq ft / 207.1 sq m

Outbuilding = 14 sq ft / 1.3 sq m

Total = 2243 sq ft / 208.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Henry Adams. REF: 978100

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.

Location

Situated in the coastal Village of East Wittering, some 7 miles to the south-west of the City of Chichester. The beach enjoys views towards the Isle of Wight and is popular with windsurfers. The village offers a range of facilities including: infants/junior school, GP surgery, chemist, dentist, library and a range of quality, independent shops. There is also a regular bus service to Chichester which offers a full range of shops, leisure facilities, cinemas, restaurants, Festival Theatre and main line railway station. The world- famous Goodwood Racecourse and Motor Circuit are some 3 miles beyond Chichester.

Directions

From East Wittering Village turn left onto Northern Crescent and shortly take a right onto Church Road, in 0.4 miles turn right onto Church Farm Lane then in 270 Yards turn right onto The Close until you reach the private entrance gates for property.

