



3 Royce Close

West Wittering, West Sussex PO20 8ND



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A beautifully renovated 6 Bedroom detached family home which has been modernised and extended to a high standard throughout to create light, open plan, inside-out family living. This exceptional property is located within the sought-after Wells Farm Estate just striking distance from West Wittering village,

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- ▶ Open plan living
- ▶ Bespoke fitted Sylvarna kitchen, pantry and utility
- ▶ Underfloor heating throughout downstairs
- ▶ Double garage/gym
- ▶ Private road, no through-road
- ▶ In excess 3000sqft over two floors
- ▶ Close proximity to West Wittering Blue Flag Beach
- ▶ Roof mounted Solar Panels
- ▶ Arlo smart security and CCTV
- ▶ South facing, low maintenance garden and entertaining space
- ▶ Large driveway for multiple vehicles

To arrange a viewing call **01730 262801**
View details online at henryadams.co.uk

3 Royce Close

This beautiful property has been renovated and developed using the latest construction methods, which has resulted in this modern yet economical, low maintenance and elegant family home.

As you step inside, the beautifully vaulted entrance directs your attention to the LED-lit glazed gallery before flowing seamlessly into the central open plan living area. This space, which stretches over 33 feet, features substantial Schuco doors which slide open to reveal a terraced area and meticulously landscaped garden. The ground floor is graced with porcelain-tiled floors and Smart underfloor heating. The sitting area offers both glorious views of the garden and an entertainment wall with a built-in Stovax wood burner, providing a warming focal point for the winter evenings. The property is wired with Cat6 internet connections and features an integrated Sonos sound system on both the ground floor and the principal bedroom and en suite.

The Sylvarna kitchen is effortlessly stylish, showcasing modern walnut-accentuated units, polished quartz work surfaces, and subtle decorative lighting. It is equipped with several high-spec integrated appliances, including a Quooker instant boiling water tap, carbon cold water filter, eye-level ovens, double integrated fridge, wine cooler, and a sophisticated Novy gas cooking zone. An independent pantry and fully integrated freezer ensure that this space is both chic and practical. A separate utility room provides space for the white goods plus further storage.

In addition to the principal living area, there is a snug/playroom and a study. The garage, which is currently used as a home gym, has the advantage of a remote-controlled roller door. The loft space offers further storage possibilities while the roof-mounted solar panels contribute to a feed-in tariff mechanism which, in 2022 yielded the householder £2,000.

Ascending to the first floor via the bespoke oak staircase, there is a principal and a guest suite, each with en suite bathrooms, plus four further double bedrooms which share the family bathroom. Each of the bedrooms boast floor-to-ceiling tiling, underfloor heating and premium fixtures throughout.

Externally, the garden has been beautifully landscaped with oak sleeper-raised beds presenting architectural plants to their best effect. A children's play area and trampoline ensure there is something for every member of the family. Perfect outdoor entertaining space upon a large porcelain patio laid flush with the internal floor, external lighting and speakers controlled by the home Sonos sound system. The slate area provides a place for peace and tranquility. Access to the rear garden is available down both sides of the property. On one side you are met by a bespoke log store with a cedar shingle roof followed by a shower area serving warm water for those sandy dog walks or watersport activities on the blue flag beach within walking distance of the property.

The property is protected by Arlo Smart home security/CCTV.



Royce Close, West Wittering
 Approximate Gross Internal Area = 281.1 sq m / 3026 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

Located in the desirable coastal village of West Wittering, some 7 miles south-west of Chichester and voted amongst the top 10 coastal locations in the Sunday Times. The village enjoys a beautiful, sandy, Blue Flag beach with views towards the Solent and the Isle of Wight and there is an infant/junior school, cricket and football clubs and several small shops. Further facilities, located at East Wittering village, include: doctor's surgery, chemists, dentist, library and a range of quality, independent shops. There is also a regular bus service to Chichester with its full range of shops, cinemas, restaurants, Festival Theatre and main line railway station. The South Downs, Goodwood Racecourse and Motor Circuit are a short distance to the north of Chichester.

Directions

From the East Wittering village centre, proceed in a westerly direction towards West Wittering. As you enter the West Wittering village turn second right into the Byeway. At the mini roundabout turn left on to Seaward Drive and at the next mini roundabout turn right into Royce Way and in 250 yards, turn left onto Royce Close and the property will be situated on the lefthand side.

Local Authority

Chichester District Council, East Pallant House, Chichester | Tel: 01243 785166
 Council Tax Band: G

Services

Mains electricity, water, gas and drainage. Full fibre broadband, EV charge point.

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.



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