



1 Jolliffe Road

This two bedroom detached bungalow is situated on one of the largest plots down Jolliffe Road and is just moments from the beach.



- ▶ Sought-after location
- ▶ Option to modernise
- ▶ Close proximity to amenities
- ▶ Moments from the beach
- ▶ Potential to extend STPP
- ▶ Garage and off street parking

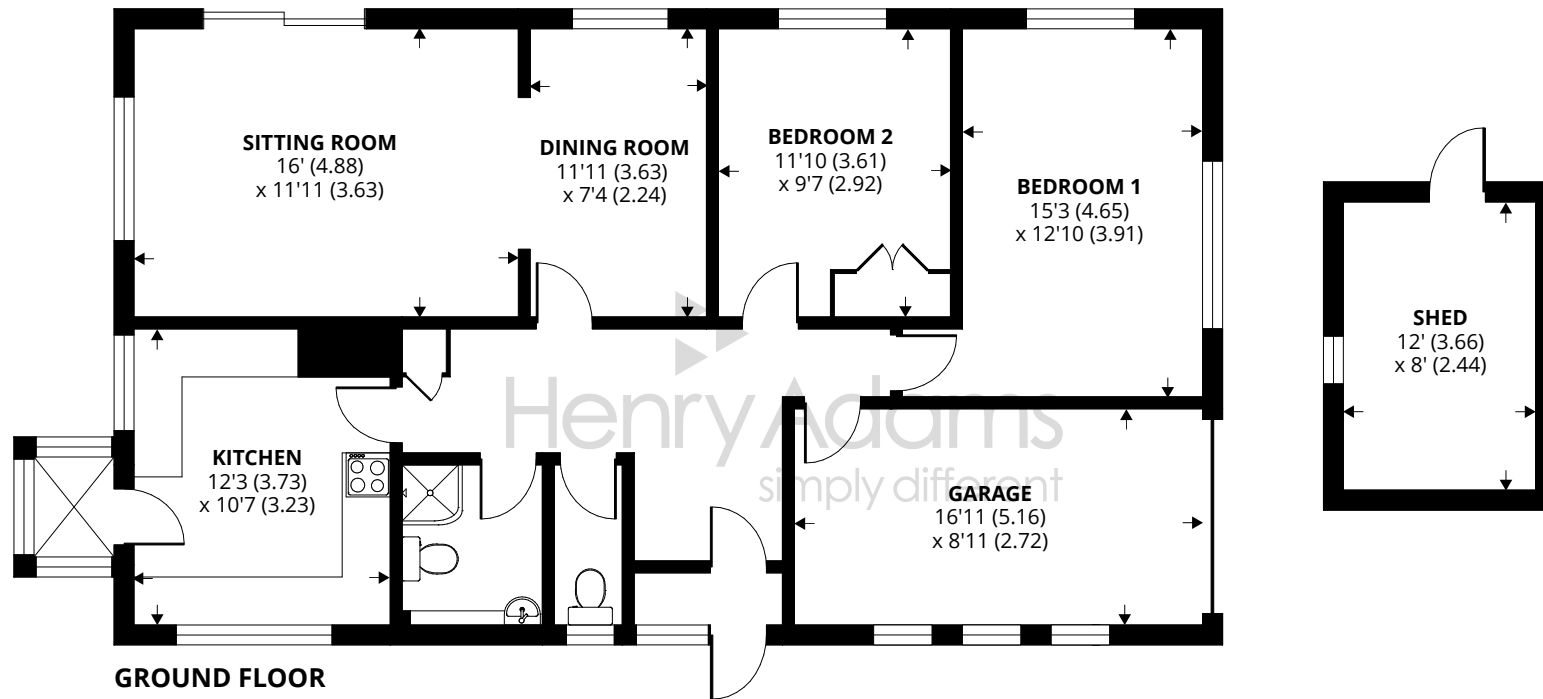
1 Jolliffe Road offers the perfect opportunity for coastal living. Located within in a sought-after area of West Wittering, comprising of spacious accommodation and situated just moments from the beach. The residence has the option for modernisation throughout and potential for extension subject to the necessary planning permission. The interior features two bedrooms, two reception rooms, one bathroom, generous loft space which can be converted subject to planning permission and an integral garage, offering flexibility throughout.

However, the standout feature of this property is its expansive garden. With ample space for landscaping and gardening it offers a blank canvas for creating something truly extraordinary. With off-road parking for multiple vehicles and a garage, this property seamlessly combines practicality with potential.

1 Jolliffe Road offers the perfect opportunity to shape a beautiful and functional family home, while also inviting you to become a part of the thriving West Wittering community, presenting the chance to join exclusive West Wittering amenities, including the sailing club, church and primary schools.

Council tax band - E





Approximate Area = 1121 sq ft / 104.1 sq m (includes garage)

Outbuilding = 96 sq ft / 8.9 sq m

Total = 1217 sq ft / 113.5 sq m

For identification only - Not to scale



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

The property is situated within the parish of West Wittering, some 7 miles to the south-west of Chichester. The beaches in the Witterings enjoy views towards the Isle of Wight and are popular with windsurfers. The village nearby (at East Wittering) offers a range of local facilities including: infants/junior school, GP's surgery, dentist, library, 2 mini supermarkets and a range of quality independent shops. There is also a regular bus service to Chichester with its wide range of shops, 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 our office in Shore Road, proceed north to Cakeham Road, turn left, and at the junction turn left again, take the second left into Jolliffe Road, number 1 is the corner plot found immediately on the left.

