



May Cottage, 28 Church Road

May Cottage is a beautifully presented detached family home, located just a short distance from East Wittering village and the beach.



- ▶ **Detached Family Home**
- ▶ **Open Plan Kitchen/Dining Room**
- ▶ **Cosy Living Room with Open Fire**
- ▶ **En Suite to Principal Bedroom**
- ▶ **Practical Office and Utility Room**
- ▶ **Private Rear Garden**
- ▶ **Garage and Parking for Multiple Vehicles**
- ▶ **Close to Local Amenities and the Beach**

May Cottage is a beautifully presented 4-bedroom detached home. This property offers an exceptional combination of open plan living and cozy comfort, making it an ideal family home.

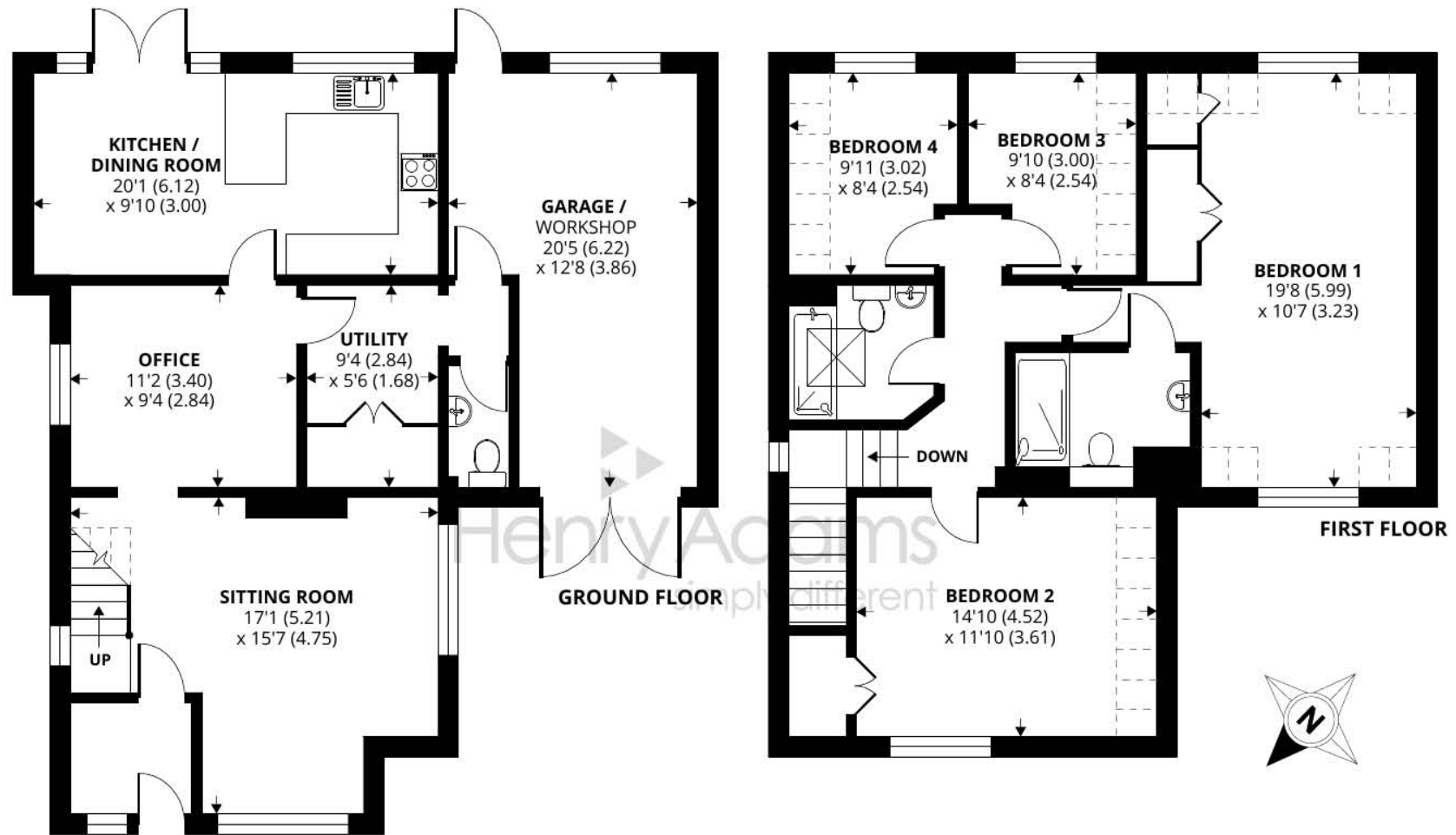
Upon entering, you'll be greeted by a welcoming porch that leads to the sitting room, with a feature fireplace and dual aspect windows this room is flooded with natural light while creating a warm atmosphere. Continuing through, you'll find a versatile room, currently utilised as an office, however, previously a dining area, and playroom. This flexible space can be adapted to meet the specific needs of your family. The open-plan kitchen/diner is well-appointed, offering a breakfast bar and generous cupboard space, it provides direct access and beautiful views over the garden. Completing the ground floor, a cloakroom and a convenient utility room with access to the garage.

Upstairs, there are four bedrooms, two of which are equipped with built in wardrobes. The principal bedroom enjoys the luxury of an en-suite bathroom, while an additional family bathroom serves the remaining bedrooms.

The rear garden is secluded and private, primarily laid to lawn, with a delightful patio area for outdoor dining.

May Cottage also offers ample off road parking with its spacious frontage, accommodating multiple vehicles and even boats, perfect for enthusiasts of the nearby West Wittering Sailing Club.





Approximate Area = 1471 sq ft / 136.6 sq m

Limited Use Area(s) = 93 sq ft / 8.6 sq m

Garage = 216 sq ft / 20 sq m

Total = 1780 sq ft / 165.3 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 right on to Cakeham Road, at the end of the road turn left onto Northern Crescent, take the first right onto Church Road. Proceed past East Wittering Primary School, May Cottage can be found a little further up on the right hand side.

