





## 7 Turnstone Close

7 Turnstone Close is a beautifully presented modern four double bedroom detached home, with a south facing garden.



- ▶ Sought After Private Estate
- ▶ 4 Double Bedrooms
- ▶ Open Plan Living
- ▶ Versatile Garden Cabin
- ▶ Well Presented Family Home
- ▶ En Suite to Principal Bedroom
- ▶ South Facing Garden
- ▶ Garage and Off Road Parking

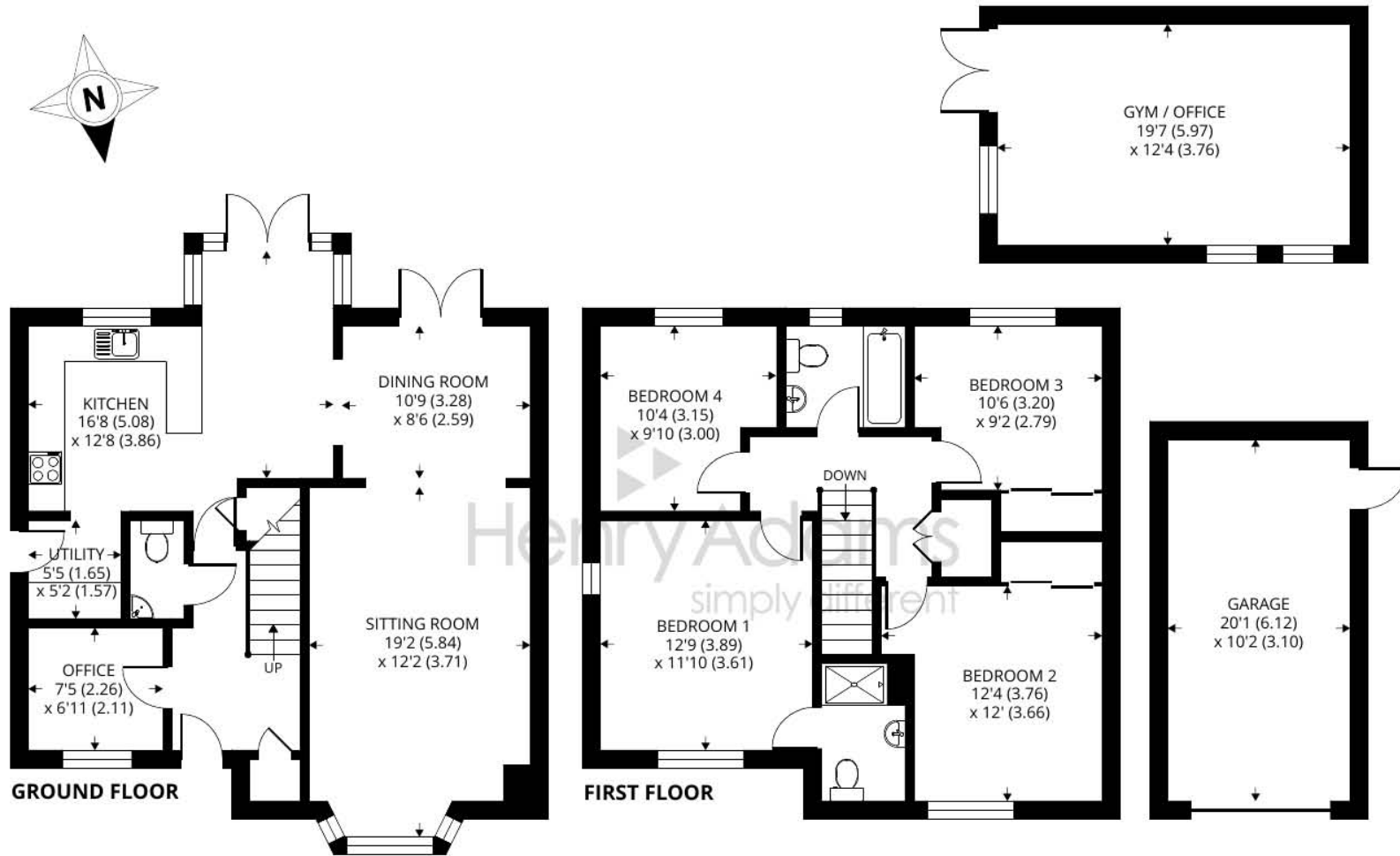
7 Turnstone Close is a beautifully presented 4 bedroom detached family home built in 2016 by Barrett Homes, situated at the end of a private estate, just a short walk from East Wittering Village and its local amenities.

As you enter the property, you are greeted by a welcoming entrance with a handy cloakroom and a spacious left-side study. On the right, a well-lit sitting room with a large bay window. The modern kitchen-dining room, is well equipped with integrated appliances and double doors leading to a south-facing garden, further complemented by a utility area with driveway access.

Stairs from the entrance hall rise to the first-floor landing where the family bathroom and all four double bedrooms, can be found, two of which benefit from built in wardrobes, the principal bedroom also has the convenience of an en-suite shower room.

The south-facing rear garden offers easy maintenance, with artificial lawn, and a patio area. Side access and a convenient door to the garage aids accessibility. Adding to the appeal, a separate cabin offers versatile space, ideal for pursuing hobbies or creating the perfect work-from-home environment.





## 7 Turnstone Close, West Wittering, Chichester

Approximate Area = 1453 sq ft / 135 sq m

Garage = 205 sq ft / 19 sq m

Outbuilding = 242 sq ft / 22.5 sq m

Total = 1900 sq ft / 176.5 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: 1064179

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 St Peters Church and take the first left into Sandpiper Walk and the first right into Turnstone Close, follow the road right the way along, number 7 can be found at the very end before the gates.

