



## Fairfields 19 Church Road

A 4 bedroom detached property with scope for modernisation and extension.



- ▶ **Detached Property**
- ▶ **Over 1800sqft of Accommodation**
- ▶ **Large South/West Facing Garden**
- ▶ **Opportunity for Modernisation**
- ▶ **Garage and Driveway for Multiple Vehicles**

Fairfields on Church Road is a spacious, 4-bedroom detached home situated in the heart of East Wittering. Boasting an impressive 1800 sqft of accommodation and a generously sized plot, this property presents great prospect for modernization and expansion, provided you secure the necessary planning permissions.

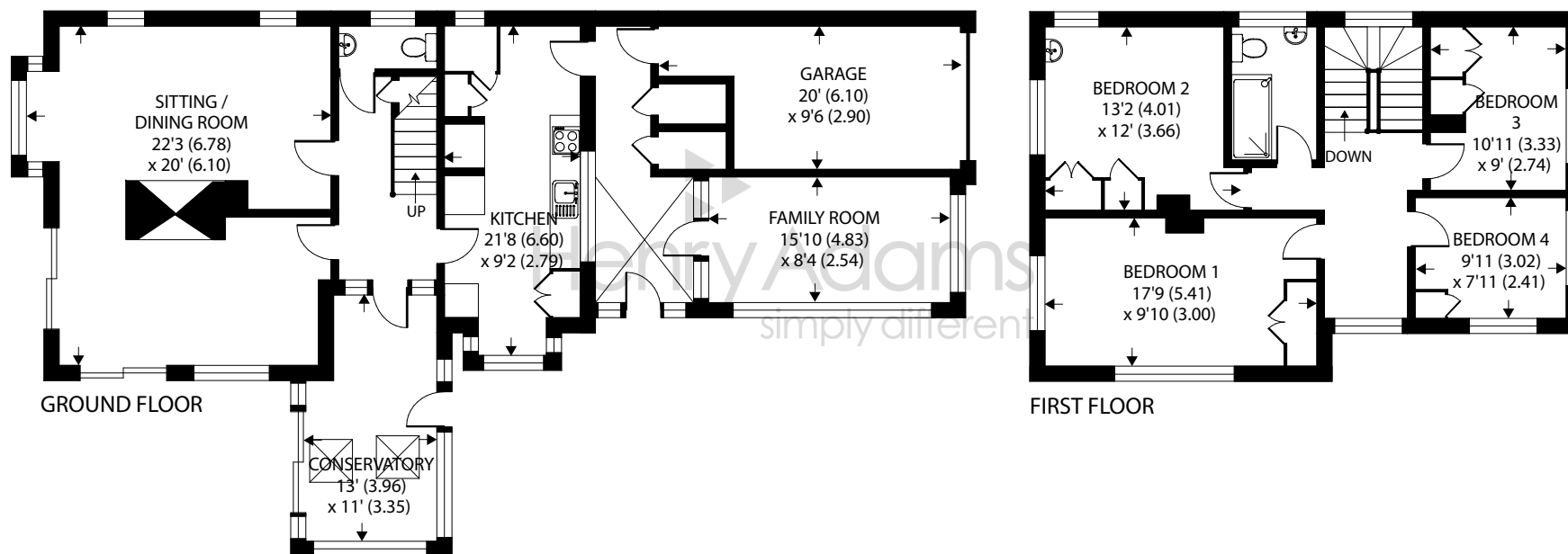
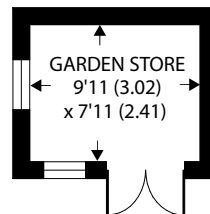
The upper floor consists of four bedrooms and a family bathroom, while the lower level offers a spacious kitchen, open plan sitting room/dining area, a separate family room, a conservatory, and a convenient WC.

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.

Fairfields offers the perfect opportunity to shape a beautiful and functional family home, while also inviting you to join the thriving East Wittering community.

Council Tax 2023/24 : Band F £3077.00





## Fairfields, 19 Church Road, East Wittering

Approximate Area = 1846 sq ft / 171.5 sq m

Garage = 83 sq ft / 7.7 sq m

Outbuilding = 190 sq ft / 17.6 sq m

Total = 2119 sq ft / 196.8 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). © n|checon 2023. Produced for Henry Adams. REF: 1043013

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 our office in Shore Road, proceed right on to Cakeham Road, at the end of the road turn right onto Northern Crescent and take the first right onto Church Road. Proceed for around ¼ of a mile, past St Peters Church, 19 Church Road can then be found on the left hand side before Sandpiper Walk.

