





## 23 Chaucer Drive

3 bedroom detached house, located on the sought after 'Sea Estate' in West Wittering.



- ▶ Sought After Location
- ▶ Open Plan Living/Dining Area
- ▶ En Suite to Principal Bedroom
- ▶ Garage and Driveway
- ▶ Neatly Refurbished
- ▶ Spacious Kitchen
- ▶ Low Maintenance Garden
- ▶ Close Proximity to East Wittering Village

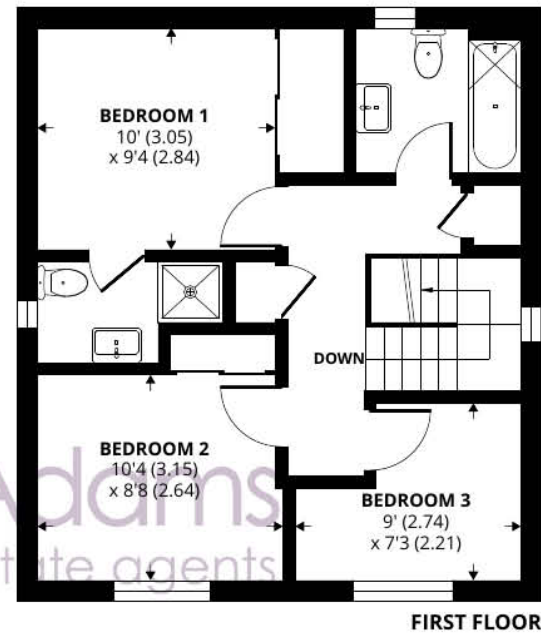
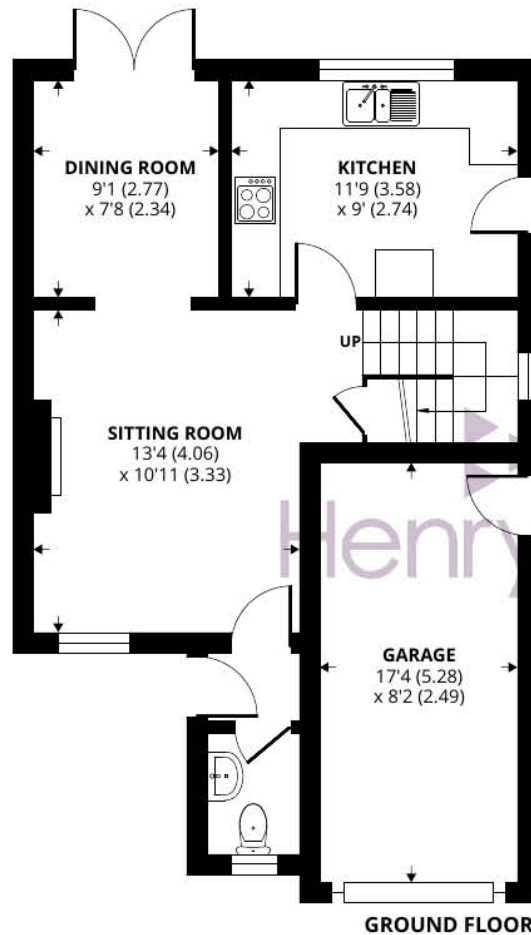
Situated in a highly sought-after residential area, 23 Chaucer Drive is a neatly refurbished detached house. Its prime location offers convenient access to East Wittering Village as well as the nearby beach.

Upon entering the property, you are greeted by a welcoming hallway which lead to an open plan lounge and diner with patio doors to the garden, providing a spacious and versatile living area. Additionally, an expansive kitchen and a cloakroom complete the ground floor accommodation.

Ascending the stairs from the sitting room, the first floor reveals three bedrooms, with the principal bedroom benefitting from an en suite shower room. The remaining bedrooms are well-appointed and are served by a family bathroom.

To the front of the property, a driveway providing off-road parking, with the added convenience of a garage that can be used to accommodate an additional vehicle or for storage purposes. The rear of the house boasts a low maintenance garden, featuring an artificial lawn and raised flower beds. The addition of a patio area makes for a lovely outside dining space in the summer months.





Approximate Area = 878 sq ft / 81.5 sq m  
Garage = 142 sq ft / 13.1 sq m  
Total = 1020 sq ft / 94.6 sq m



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 inside the parish of West Wittering but within the popular coastal village of East Wittering. The local area is an ideal place to enjoy a variety of water sports or admire the lovely view towards the Isle of Wight from the beach. A wide range of village amenities will be found here including infants/junior school, GP surgery, chemists, dentist, library and a selection of quality independent shops. There is a regular bus service to Chichester City centre with its more comprehensive range of shops, restaurants, cinemas, 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 our office in Shore Road, return towards the village centre and turn left at the junction with Cakeham Road. Turn right into Northern Crescent then take the next left turning into Windsor Drive. Take the second turning on the right in to Harrow Drive followed by the first turning on the left into Eton Drive. Continue along Eton Drive and turn left into Chaucer Drive where number 23 will be found.

