





## 39 Stocks Lane

39 Stocks Lane is a meticulously presented 4/5-bedroom detached residence boasting over 2000 sqft of refined accommodation.



- ▶ **Detached Family Home**
- ▶ **South Facing Sitting Room**
- ▶ **Separate Dining Area**
- ▶ **5 Versatile Bedrooms**
- ▶ **Beautifully Landscaped Garden**
- ▶ **Over 2000 sqft of Accommodation**
- ▶ **Open Plan Kitchen/Breakfast Room**
- ▶ **Large Conservatory**
- ▶ **En Suite to Principal Bedroom**
- ▶ **Carport and Driveway**

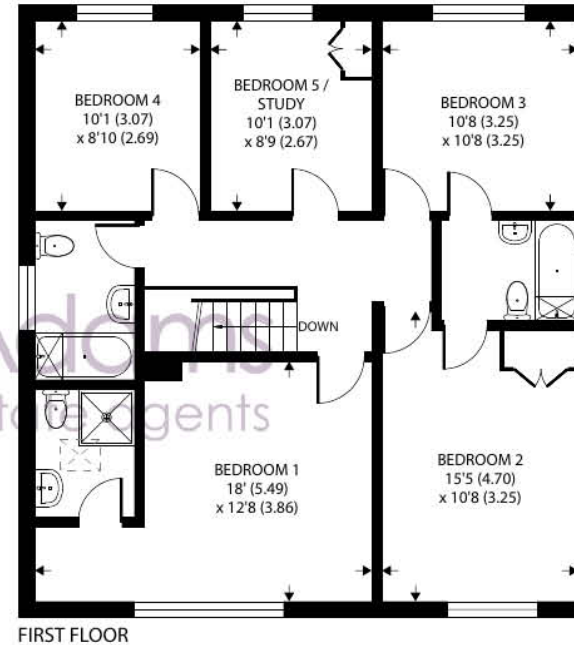
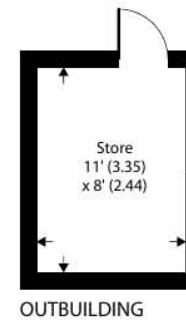
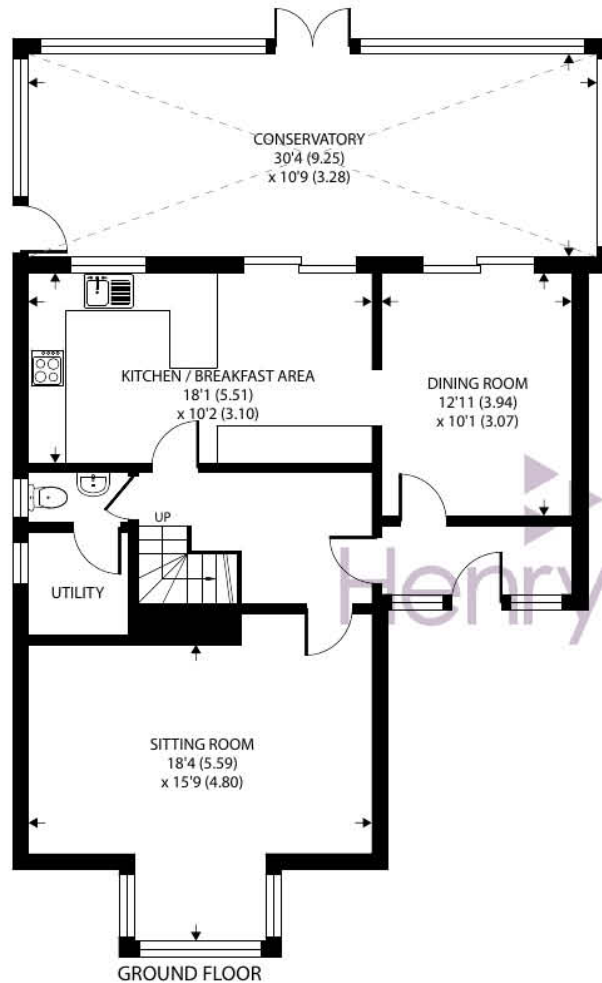
Situated just moments from East Wittering Village, this family home provides the ideal blend of convenience and charm.

Upon entry, a welcoming hallway guides you to the south-facing sitting room, flooded with natural light, creating a warm and inviting ambiance. The open-plan kitchen/breakfast room, accompanied by a separate dining room, forms a perfect space for entertaining. Enhancing the appeal of this splendid property is a generously sized conservatory, providing an additional reception area with scenic views over the landscaped rear garden. A convenient cloakroom and utility room completes the ground floor layout.

Ascending the stairs, the first floor presents 5 elegantly appointed bedrooms, offering ample space for a growing family or versatility for a hobbies room or home office. The principal bedroom enjoys the luxury of an en suite, whilst bedrooms 2 and 3 also benefit from a separate Jack-and-Jill bathroom ensuring comfort and privacy. A further well-appointed family bathroom serves the remaining 2 bedrooms.

Stepping outside, a beautifully landscaped rear garden awaits, an enchanting backdrop for leisurely evenings and alfresco dining on the patio area. The rear garden features a designated area for gardeners, complete with large beds and a shed, an ideal kitchen garden. To the front of the property, a convenient carport and driveway ensure ample parking for multiple vehicles.





## Stocks Lane, East Wittering, PO20

Approximate Area = 2036 sq ft / 189.1 sq m

Outbuilding = 88 sq ft / 8.1 sq m

Total = 2124 sq ft / 197.2 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

Located some 7 miles south-west of the City of Chichester, the popular coastal village of East Wittering is an ideal place to enjoy a variety of water sports or admire the lovely view towards the Isle of Wight. 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.

## FAQ

Chichester Dsitrict Council - Tax band E. Mains Gas and Drainage. Gas Central Heating, boiler installed September 2016 and last serviced in December 2023. Current Broadband provided by Sky with speeds of 67Mbps

