



Blackberry Cottage Rookwood Road, West Wittering

Guide Price £700,000

Blackberry Cottage Rookwood Road

West Wittering, Chichester

Blackberry Cottage presents an excellent opportunity to personalise your next home. Situated in the sought-after village of West Wittering, it offers local amenities and the Blue Flag Beach just moments away.

Upon entering the property, you are greeted by a convenient porch area leading to a light and spacious hallway. To the right, you'll find a kitchen breakfast room with ample cupboard space. The sitting room/dining room, featuring French doors to the garden, offers light and spacious accommodation for the whole family. The ground floor also includes a WC and an understairs cupboard for handy storage.

Ascending the stairs, you will find four generous double bedrooms, all with built-in wardrobes. The principal bedroom boasts an en suite equipped with a shower over the bath. A further family bathroom serves the remaining three bedrooms.

Outside, the property benefits from a sunny rear garden with well-established borders for privacy. The garden is mainly laid to lawn with two patio areas, allowing the sun to be enjoyed throughout the day. The front of the property features a secluded patio and lawn area with trees for added privacy. A double garage provides convenient storage for cars or other belongings, with additional parking for two vehicles in front of the garage.

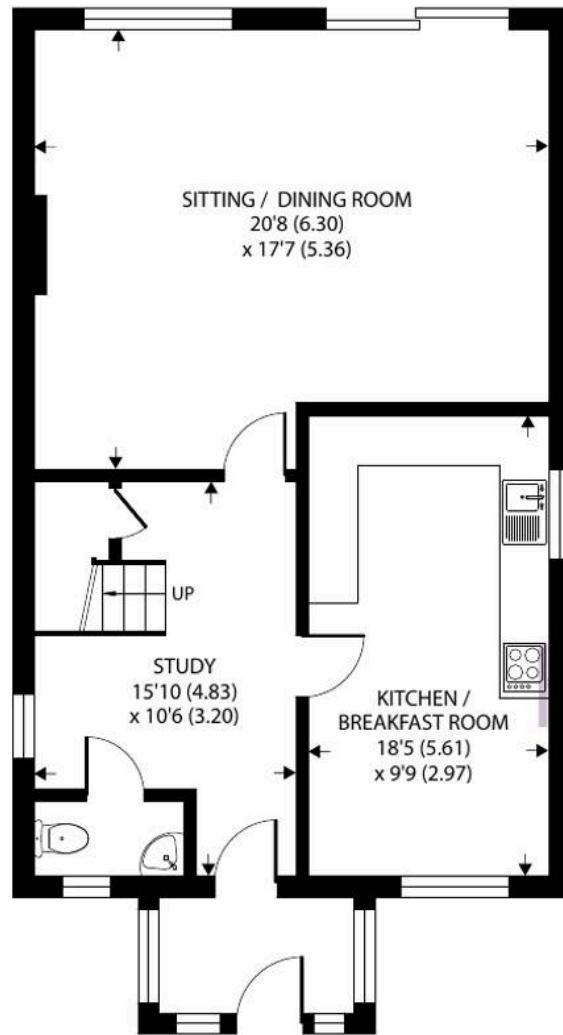
Council Tax band: F

Tenure: Freehold

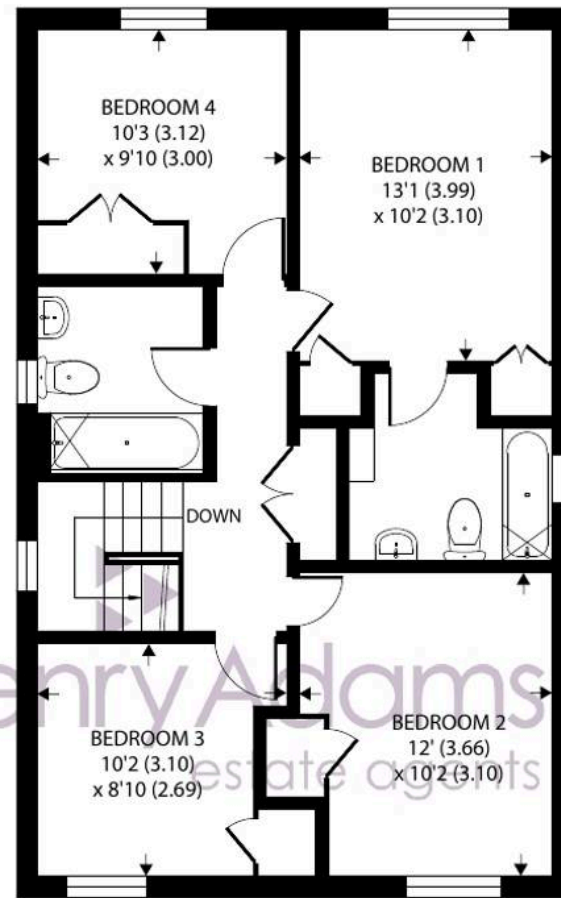
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

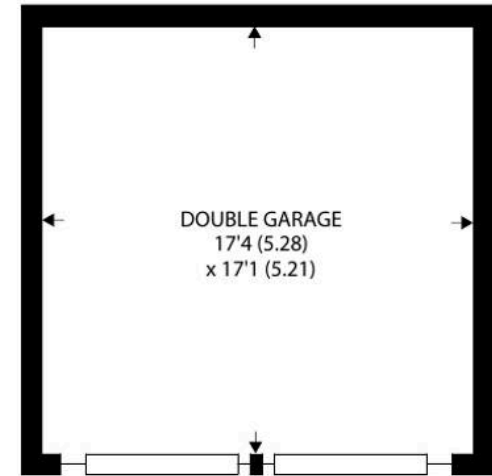




GROUND FLOOR



FIRST FLOOR



Approximate Area = 1449 sq ft / 134.6 sq m
Garage = 297 sq ft / 27.5 sq m
Total = 1746 sq ft / 162.1 sq m

For identification only - Not to scale





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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.