



Little Mermaid, 7 Solent Road

"Little Mermaid" is a beautifully presented chalet bungalow situated in a quiet cul-de-sac, just moments from the beach.

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- ▶ Beautifully Presented Throughout
- ▶ Modern Fitted Kitchen
- ▶ En Suite and Juliet Balcony
- ▶ Private Rear Garden
- ▶ Quiet Cul-de-sac
- ▶ Open Plan 'L' Shape Living Space
- ▶ Three Bedrooms
- ▶ Air Conditioning on First Floor
- ▶ Garage and Driveway
- ▶ 200m from the Beach with East Wittering Village Closeby

Entering the property through an undercover walkway that connects the garage to the main house, you find a door leading to the rear garden. This provides excellent access from the front garden to the rear without needing to enter the main accommodation. Through the front door, a hallway guides you to the living space, positioned in an L shape, with a kitchen, living area, and dining room. Flooded with natural light from dual aspect windows, the space is thoughtfully designed by the current owners and includes handy storage cupboards throughout. The recently refurbished kitchen features integrated appliances and a Bosch oven and hob with access to the rear garden. A shower room and a single bedroom / convenient home office complete the downstairs accommodation.

Stairs from the hallway lead to the first floor, which has been re-carpeted. Here, you find two double bedrooms and convenient eaves storage on the landing. Velux windows create a light, airy space, and the addition of air conditioning adds a luxurious touch during the summer months. The principal bedroom boasts an en suite shower room and a Juliet balcony overlooking the garden.

Outside, the rear garden is mainly laid to lawn with both patio and decking areas, perfect for enjoying early morning coffee and late evening sunshine. The garden offers ample privacy with its bordering shrubs and includes a convenient shed. The garage has been fitted with a unit, making for a convenient utility space while retaining plenty of storage for belongings or a vehicle. To the front of the property, a driveway provides off-road parking for two vehicles.





Approximate Area = 904 sq ft / 83.9 sq m (excludes lean to & void)

Limited Use Area(s) = 39 sq ft / 3.6 sq m

Garage = 161 sq ft / 14.9 sq m

Outbuilding = 35 sq ft / 3.2 sq m

Total = 1139 sq ft / 105.6 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

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.

FAQ

- Gas fired central heating, boiler located in the eaves on the landing.
- Mains water and drainage.
- Double Glazing and UPVC windows.
- Chichester District Council Tax Band D

