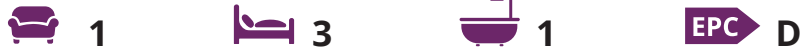




3 Locksash Close

Three bedroom mid-terrace house situated in the heart of West Wittering village



- ▶ Desirable Location
- ▶ Dual Aspect Living / Dining Room
- ▶ South Facing Rear Garden
- ▶ Potential to Extend STPP
- ▶ West Wittering Village
- ▶ Three Bedrooms
- ▶ Garage in a Compound
- ▶ Positioned in a Cul-de-sac

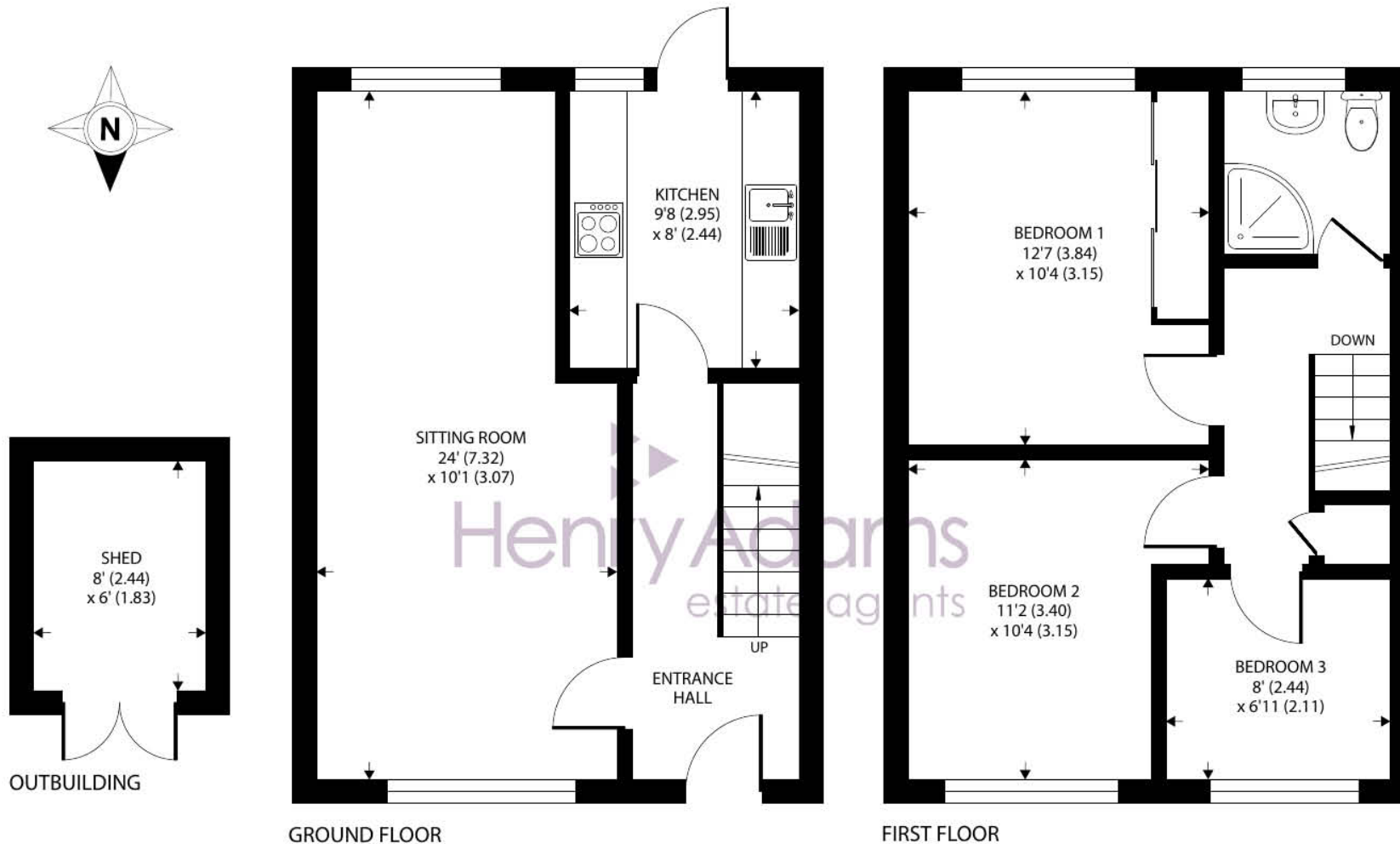
Situated in the highly regarded village of West Wittering, this three-bedroom mid-terrace house is positioned in a quiet residential cul-de-sac within walking distance of the stunning sandy beaches and the Area of Outstanding Natural Beauty at West Wittering and East Head.

The accommodation, measuring 808 sq. ft, is arranged over two floors. It includes a kitchen and a dual-aspect living/dining room that overlooks both the south-facing rear garden and the front of the property. On the first floor, there are two double bedrooms, a further single bedroom, and a family bathroom equipped with a standing shower.

To the rear of the property, the generous-sized garden is laid to lawn with mature flower and shrub borders. The single garage is accessed via a nearby side road and is located to the rear of the property.

While the property requires modernisation, it presents an exciting opportunity to craft your dream home, with potential for extension subject to planning permission. Positioned in a desirable area, residents can enjoy the peace and privacy of living in West Wittering.





Approximate Area = 808 sq ft / 75 sq m

Outbuilding = 48 sq ft / 4.4 sq m

Total = 856 sq ft / 79.5 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

The desirable coastal village of West Wittering is located some 7 miles south-west of Chichester and was voted amongst the top 10 coastal locations in the Sunday Times. It has a beautiful, sandy, Blue Flag beach with views towards the Solent and the Isle of Wight and comes within an area of outstanding natural beauty. There is an infant/junior school, sailing, cricket and football clubs, a Norman flint church and some small shops. Further facilities, located at East Wittering village, include: GP surgery, pharmacists, dentist, library and a range of quality, independent shops. There is also a regular bus service to Chichester with its full range of shops, cinemas, restaurants, Festival Theatre and main line railway station.

Directions

From our office in Shore Road, proceed to the village centre, bear left into Cakeham Road and continue in a westerly direction towards West Wittering. Continue into Rookwood Road, then take the first turning on the left into Locksash Close.

