



28 Sandpiper Walk

A three bedroom semi-detached located on a popular estate in West Wittering.



- ▶ **Semi-Detached House**
- ▶ **Open Plan Living**
- ▶ **Well-Presented Throughout**
- ▶ **Garage & Parking**
- ▶ **Three Bedrooms**
- ▶ **En Suite to Principal Bedroom**
- ▶ **No Forward Chain**
- ▶ **South East Facing Garden**

Built in 2016 by Barratt Homes, this three-bedroom semi-detached house is within walking distance of the village centre and beach and is offered for sale with the advantage of no onward chain.

As you step through the front door, you are greeted by a welcoming entrance hall leading to a spacious living and dining area, perfect for family gatherings. The room is filled with natural light, thanks to French doors that open to the garden. The kitchen offers ample storage and a range of modern appliances for convenience and practicality. A handy cloakroom across the hall completes the downstairs accommodation.

Stairs from the hall rise to the first floor, where you will find the principal bedroom, which includes an en suite shower room. The second bedroom, an equally well-proportioned double, offers versatility for guests, while the third bedroom, a single room, is ideal for children or as a home office. The upper level is completed by a tidy family bathroom with a shower over the bath.

The rear garden is predominantly laid to lawn with a south-east orientation, ensuring plenty of sunlight. The property further benefits from a garage with an up-and-over door, as well as a personal door from the rear garden, providing access from the front to the rear. A driveway at the front also offers off-street parking.





28 Sandpiper Walk, West Wittering, Chichester

Approximate Area = 822 sq ft / 76.3 sq m (includes garage)

Garage = 198 sq ft / 18.3 sq m

Total = 1020 sq ft / 94.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Henry Adams. REF: 1174533

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.

FAQ

Chichester District Council Tax Band D 2024/2025 £2,228.93 pa

Remus Management Company management fee of £317 pa

