



Wittering Sands, 21 Elmstead Park Road

Wittering Sands was subject to full renovation in 2012 and has been finished to a very high standard, throughout.



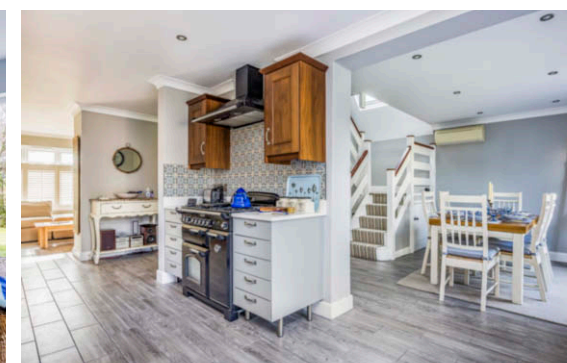
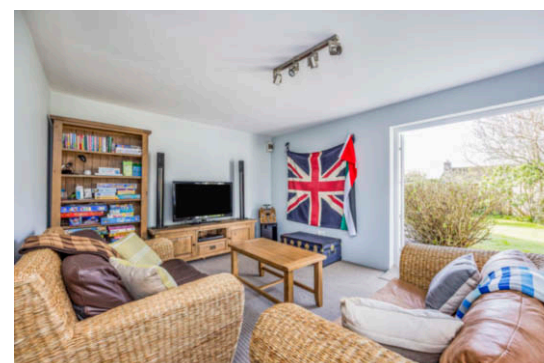
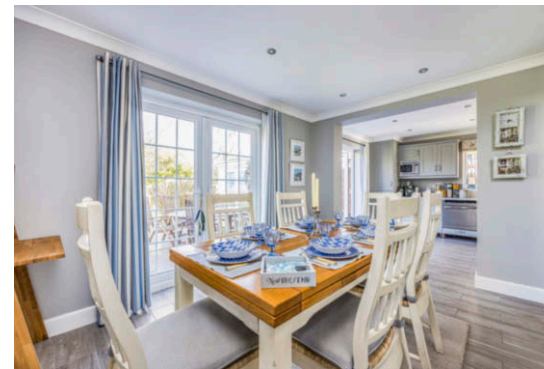
- ▶ No Forward Chain
- ▶ Three Double Bedrooms
- ▶ Living Room with Feature Log Burner
- ▶ Private Rear Garden with Detached Studio
- ▶ Completely Renovated in 2012
- ▶ En Suite to Both First Floor Bedrooms
- ▶ Bespoke Kitchen with High End Appliances
- ▶ Driveway for Multiple Vehicles

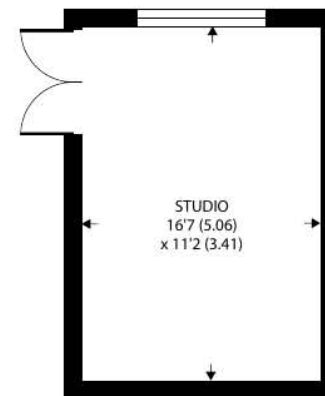
Wittering Sands underwent a full renovation in 2012, including a new internal layout without the removal of structural walls, transforming it into a fabulous three-bedroom, three-shower-room detached family home. The property features two living areas and a superb open-plan kitchen. The garage was also converted into additional living space, benefiting from a split AC unit, as does the living area of the main house. An internet cable and a separate TV aerial were also installed. It is understood that the entire property was rewired and re-plumbed during the renovation, and it now benefits from a Vaillant gas-fired boiler.

Additionally, there is Amtico wood strip-effect flooring in Bedroom Three and throughout the first floor, including the laundry room. The main bedroom features built-in, high-quality Neville Johnson wardrobes, with dry-lined eaves storage also accessible off the laundry room. There is access to concealed cisterns in the eaves from both bedrooms. The kitchen boasts an excellent bespoke range of mainly hand-painted units, complemented by a white stone surface and upstand. It includes a double oven Rangemaster with a five-ring gas hob, a black extractor hood, a built-in Neff microwave oven, and a dishwasher.

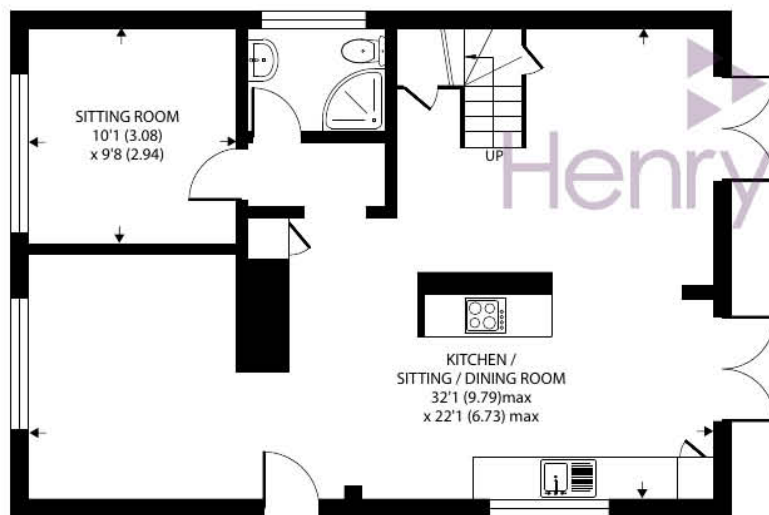
Services: Mains electricity, gas, water, and drainage.

Chichester Council Tax Band: E 2024/25 £2,724.25.

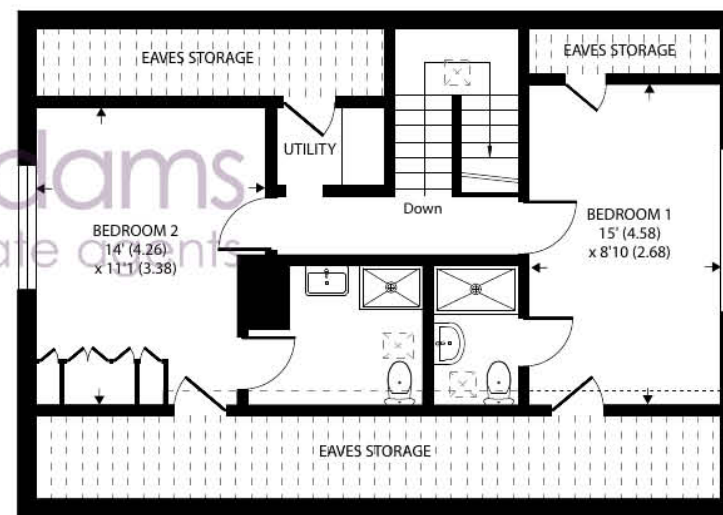




OUTBUILDING



GROUND FLOOR



FIRST FLOOR

21 Elmstead Park Road, West Wittering, Chichester

Approximate Area = 1120 sq ft / 104 sq m

Limited Use Area(s) = 298 sq ft / 27.5 sq m

Outbuilding = 186 sq ft / 17.2 sq m

Total = 1604 sq ft / 148.7 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: 1180389

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.

The open-plan ground floor features ceramic tiled flooring with a wood strip effect and a restored 1930s solid oak gate post used as a mantel above the wood burner stove, which sits on a limestone base. The property now benefits from a fibre optic communication line, providing high-speed internet connection. Outside, there is a gravelled forecourt with space for 4 to 5 cars, a pergola over the main drive, and an Indian sandstone terrace running across the rear width of the property.

The property has recently been enhanced with new fencing along the left and right-hand side boundaries, offering an excellent degree of privacy with a sunny southerly and westerly aspect.

The property is set well back from the road, with a driveway providing ample parking space for several vehicles, leading to the main entrance and a side gate accessing the rear garden. The beautifully landscaped gardens afford a high degree of privacy, with borders mostly flanked by flower beds and an interesting variety of shrubs and small trees. There is a private "sun trap" patio area, a brick-built studio/summer house, and a well-maintained lawn with a delightful aspect.

