



Price Guide £825,000

Dolphin Cottage, Coney Six, East Wittering, Sussex PO20 8DL





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Situated on the popular Coney Six private seaside estate, 'Dolphin Cottage' is within about 100m of the beach and offers a very spacious layout with five bedrooms and two reception room, one taking up the whole of the first floor with the added attraction of having a large south facing balcony with sea views leading from it. The property which has been used for holiday rentals could benefit from some improvements but would make a super second home or a comfortable main residence.

ENCLOSED ENTRANCE PORCH: Low cupboard unit with meters.

ENTRANCE HALL: Stairs to first floor.

BEDROOM ONE: (S and E) Bay window. Built in cupboard.

BEDROOM TWO: (E) Built in wardrobe cupboard.

SHOWER ROOM: (N) Victorian style suite of high level WC, pedestal wash hand basin and glass enclosed shower cubicle with mains shower. Fully tiled walls..

DINING ROOM: (S and W) Bay window. Two arched alcoves one with wood burning stove.

KITCHEN/BREAKFAST ROOM: (N) Large range of painted, solid pine units with integrated dish washer, electric hob and cooker.

REAR LOBBY with storage cupboard and door to the garden. access into annexe.

FIRST FLOOR LIVING ROOM: (S, N and W) Sea views. Access via sliding doors onto a large south facing SUN DECK'. Access to

boarded eaves areas and the loft. Two alcoves suitable for office/computer space. Wall mounted 'Vaillant' gas boiler for main house heating and hot water.

ANNEX.

INNER HALL: Access to fully boarded loft area.

BEDROOM THREE: (E)

BEDROOM FOUR: Door to garden. Cupboard with 'Vaillant' gas fired boiler for annexe central heating and hot water.

BEDROOM FIVE: Sliding door to garden.

BATHROOM: Panelled bath with mains shower over. Low level WC and pedestal wash hand basin. Fully tiled walls.

OUTSIDE:

GARDEN: The rear garden is enclosed with a high block wall and is laid to lawn with a large paved terrace. The front garden has a lawn and shrub borders with a gravelled parking area for several cars while a concrete drive, again with lots of parking leads to a garage.

ATTACHED GARAGE: Fibre glass up and over door. Light and power point. There is also a CAR PORT with a glass screen at the front of the house.

Viewing: By appointment with the office please







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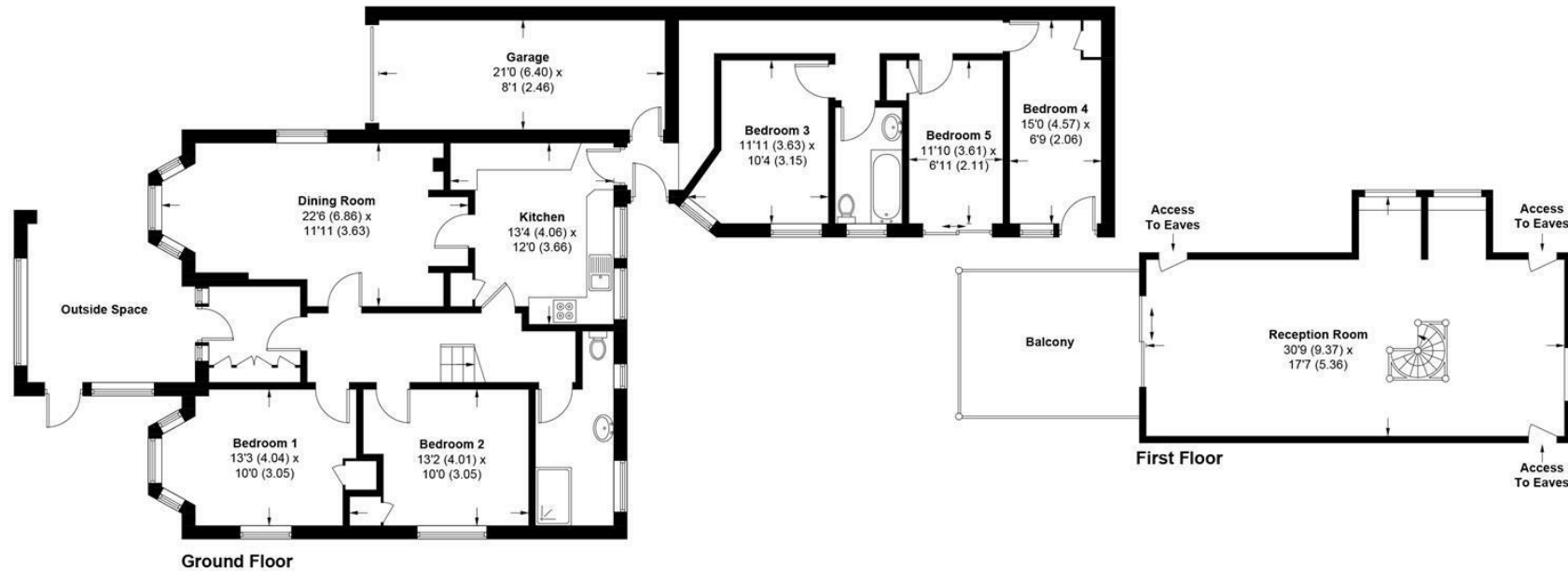
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APPROXIMATE GROSS INTERNAL AREA = 2007 SQ FT / 186.4 SQ M
(INCLUDING GARAGE)



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID721134)

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