

Vikings, West Strand, West Wittering,
Nr Chichester, West Sussex



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A stunning detached house with six bedrooms, open-plan living and entertaining areas and sunny balconies, in a highly desirable setting moments from West Wittering Beach

Vikings is an airy, stylishly appointed detached house, set on exclusive West Strand, set just back from the beautiful golden sands of West Wittering Beach. The property features attractive, understated modern styling and is set within peaceful gardens, backing onto open fields of the Chichester Harbour National Landscape and within easy reach of West Wittering's village amenities.

The accommodation is arranged across two levels, with the main everyday living and entertaining area on the upper level. This 35ft, open-plan, L-shaped reception room has wooden flooring and French doors opening to a splendid, sunny, west-facing balcony, while there is space for both a seating area and a dining table. The kitchen itself has contemporary fitted units, a central island and a stainless steel range cooker, as well as access to a south-facing balcony at the front of the house.

There are two generous double bedrooms on the first floor, both of which have access to balconies, while one benefits from an en suite shower room. A further four well-appointed double bedrooms can be found on the lower level, one of which has an en suite bathroom. The ground floor also has a snug, which could be used as an additional bedroom or a study, plus a shower room and a laundry with further space for home appliances.

Outside, the gravel driveway at the front provides plenty of parking space, as well as offering access to the integrated double garage and adjoining shed. Gardens wrap around the house to the front, side and rear and feature beautiful lawns, patio areas and a covered outdoor kitchen for food prep, barbecuing and outdoor dining.

3,024 sq ft (280 sq m) | Freehold
2 reception rooms | 6 bedrooms
3 bathrooms | garage | coastal village

Guide price £2,950,000

Location

The property is located just yards from West Wittering's beautiful sandy beach and the stunning National Trust East Head beach. Close by is West Wittering village, known for its outstanding Blue Flag sandy beach and the National Trust's East Head. The village has a parish church, primary school, village shop/post office, public house and restaurant, village hall, allotments, sailing club, tennis club and a cricket club with croquet courts and a pétanque piste. Neighbouring East Wittering offers a variety of local shops and supermarkets, banks, library and medical centre, while Bracklesham Bay has a community centre hosting events such as fitness classes and a monthly film night. Historic Chichester is just eight miles away, with its excellent facilities, state and independent schooling and outstanding transport connections

Postcode region: PO20

General

Local Authority: Chichester District Council

Services: Msin electricity, gas, water and drainage

Council Tax: Band G

EPC Rating: D

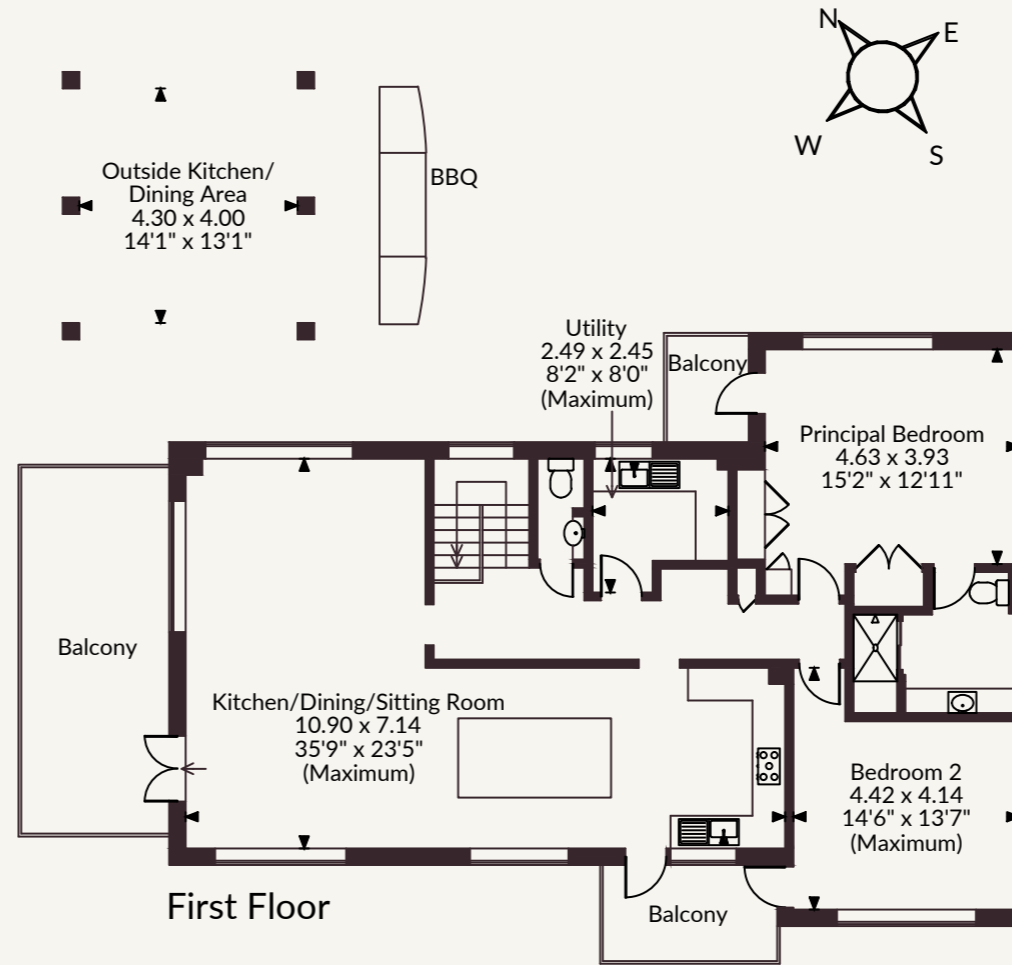
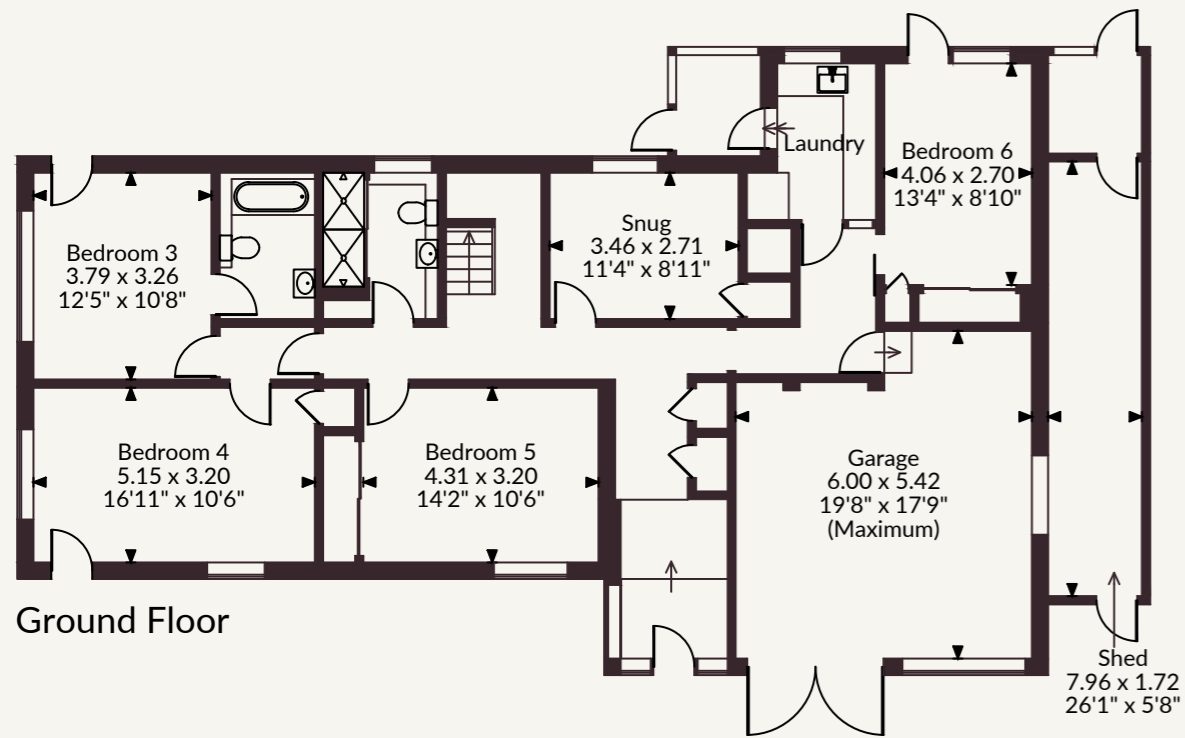
Mobile Coverage/Broadband: Information can be found here <https://checker.ofcom.org.uk/en-gb/>



Vikings, West Strand, West Wittering, Chichester, West Sussex
 Approximate Gross Internal Area 3024 sq ft (280 sq m)
 Shed internal area 183 sq ft (17 sq m)
 Total internal area 3,207 sq ft (297 sq m)



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