



Mi Casa, Royce Way, West Wittering, PO20 8LN

An extensively re-modelled, five-bedroom, distinctive home located on one of the best roads within this private estate in West Wittering, boasting gorgeous accommodation over three floors. Special attention to detail is evidenced throughout the property with the use of luxurious material and implemented with expert craftsmanship.

£1.895 m



**Mi Casa, Royce Way,
West Wittering, PO20 8LN**

This three-storey home, providing 3481 square foot of accommodation and outbuildings, is approached through a gated entrance over a gravelled driveway. You will have an immediate sense of light and space as you enter. Your line of sight will be drawn across the attractive timber flooring, through the well-equipped kitchen and via the orangery with attractive tiled floors and underfloor heating to the rear garden beyond.

The modern kitchen with granite worksurfaces incorporates a double oven Rangemaster, built-in combi microwave, steam and oven and warming drawers, fridge freezer and washing machine. The island unit, houses a double sink and a filtered tap providing instant boiling water. The Orangery - the perfect host for your social and family gatherings. Adjacent to the kitchen is a well-equipped utility and a boot room with side access perfect space to de-boot after enjoying your local walk at the beach.

Completing the ground floor accommodation are two reception rooms; one used as a cinema room and the larger, a formal lounge, featuring a contemporary electric fire. Double doors at each end lead to the front and rear gardens.

A contemporary staircase with timber balustrades and glazed panels conveys you to the first and top floor landings flooded with natural light. The master bedroom suite provides a feeling of luxury. You have a walk-in dressing room plus a full bathroom including a spa bath. A flourish of extra glamour is delivered by the Swarovski crystal handles. There are a further two double bedrooms and the family bathroom to the first floor. The conversion of the top floor was completed in 2022 and now provides two bedrooms and another bathroom.

As example of the quality available, Hammonds, created a plethora of built in storage furniture throughout the home.

The gardens to the rear, side, and to the front with a summer house secures the perfect sunny spots to enjoy throughout the day. With paved and decked terracing, gravelled pathway leading between naturalistic lawned, a raised timber edged pond, specimen trees, conifers, giant grasses and pergolas with climbing plants the gardens provide an outdoor haven.

A timber outbuilding with glazed bi-folding doors opening to the rear terrace offers flexible- uses and currently provides a gym, with the unique addition of an infra-red sauna and separate sheltered hot tub.

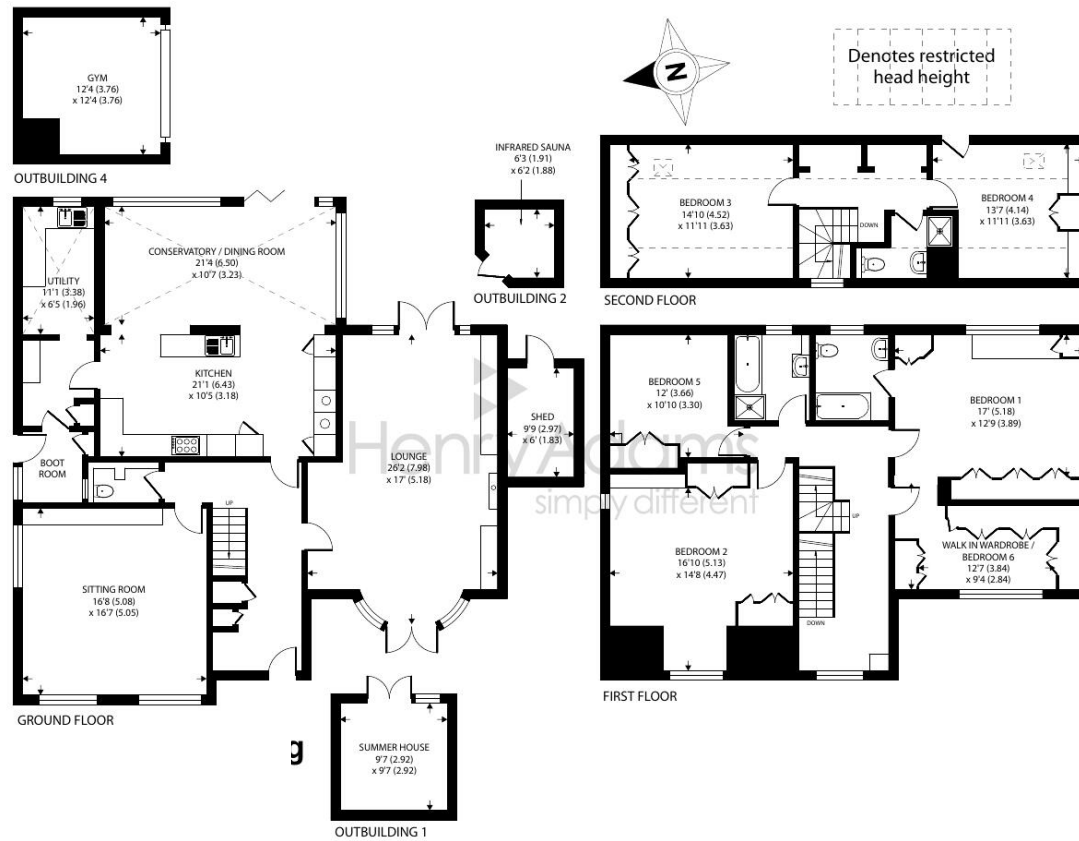












Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Floorplans shown are for approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 5%. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture. Kitchen layout indicative only.

















- Close access to many facilities, recreational pursuits, towns, cities and good infrastructure
- Recently re-modelled and finished to a high standard of finish
- Walking distance to the sandy beach and many local amenities
- Modern kitchen opening onto an attractive orangery
- 2 further reception rooms
- A cloakroom, a utility and boot rooms
- On the first floor 3 double bedrooms, a dressing room with en-suite and a master bathroom
- On the second floor there are 2 double bedrooms and a separate bathroom
- Gas fired central heating with Vaillant boiler plus oil fired radiators in one reception room and bedroom above. Ground floor in orangery and utility room has underfloor heating
- Double-glazed windows and doors throughout
- Plenty of built in Hammonds cupboards, wardrobes and drawer units throughout the house
- Solar panels
- Rear east facing and front west facing private gardens with extensive recreational facilities including a garden room being used as a gym, a timber structure used as an infrared sauna, a pond with a water feature, a hot tub spa, a chalet garden room, landscaped gardens and a combination of patio and decked areas for outdoor seating areas.



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