



Price Guide £699,000

Sandlands Point Stocks Lane, East Wittering, West Sussex PO20 8FY





1



4



3



B



5

Quietly located right in the village centre within only 150 m of the shops and 300m from the health centre, a very recently built three/four bedroom detached chalet style house constructed with a high specification that includes a 'Sylvarna' Kitchen with integrated 'Neff' appliances, quality sanitary ware, under floor heating to the bathrooms, oak flooring to the ground floor, blinds and fitted carpets.

Virtual viewing Link: <https://my.matterport.com/show/?m=nFIJ5Xheu5g>

Entrance Hall: Deep cloaks cupboard. Oak floor. Double doors leading to Living area.

Open Plan Living/Dining/Kitchen: (SE)

Living Area: Double doors to outside terrace and garden.

Dining Area: Stairs with half landing to first floor, storage cupboard under with internal light.

Kitchen Area: Comprehensive range of 'Sylvarna' Kitchen units with Integrated 'Neff' Appliances including dish washer, fridge/freezer, electric cooker, induction hob and plumbing for washing machine. Down lighters. Peninsular unit with breakfast bar.

Rear Lobby:

Bedroom Four/Snug: (NW)

Shower Room: Walk in shower cubicle with sliding doors and mains shower unit. vanity unit and recessed W.C. Chrome ladder radiator. Ceramic tiled floor. Light fitting with shaver point.

First Floor:

Landing: Open shelving. Airing cupboard with 'Ideal' gas fired boiler and high pressure water system.

Principal Bedroom: (NW) Built in wardrobes along one wall with central mirror section.

En-Suite Shower Room: shower cubicle with mains shower unit. vanity unit and recessed W.C. Chrome ladder radiator. Ceramic tiled floor. Light fitting with shaver point.

Bedroom Two: (NW)

Bedroom Three: (SE)

Family Bathroom: Feature bath with mixer tap and shower attachment, vanity unit and recessed W.C. Chrome ladder radiator. Ceramic tiled floor. Light fitting with shaver point.

Outside:

Garden: landscaped Gardens with attractive stone, non slip marble paved terrace. Raised lawn with white, low surround and raised planters.

Summer House: Double doors onto terrace.

Car Parking area to the side of the property.

NOTE: No 10 is a freehold title WSX433362. The communal areas and development is managed by 'Oyster Estates' and there is presently an annual maintenance charge of approximately £230. The year runs from 31st March.

Viewing: By appointment with the office, 01243 672217.









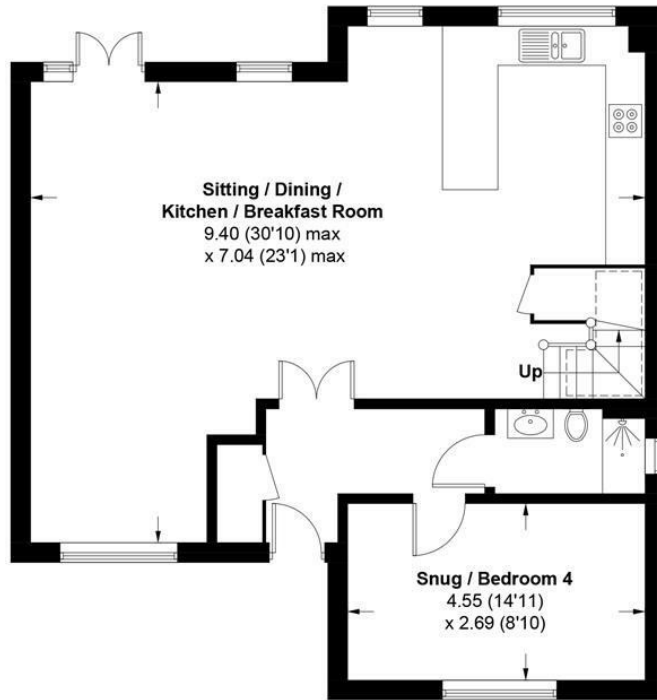


Sandlands Point, 10 Stocks Lane, PO20 8FY

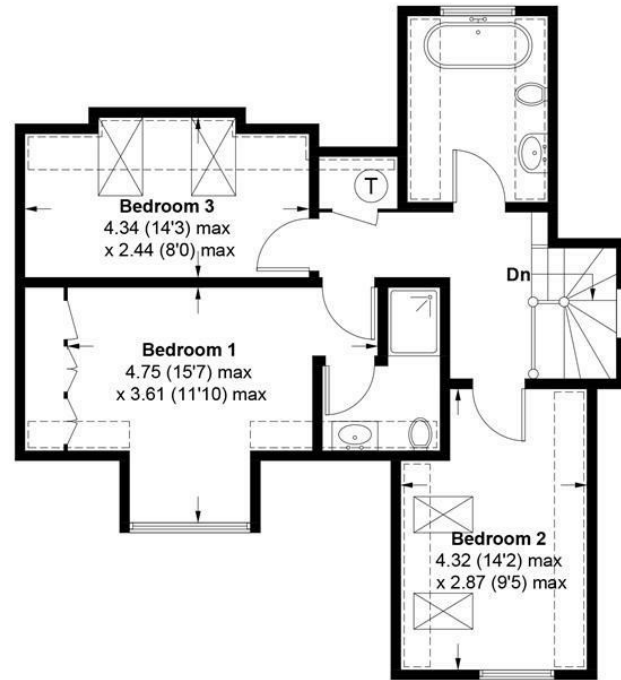
APPROXIMATE GROSS INTERNAL AREA = 1475 SQ FT / 137.0 SQ M

SUMMER HOUSE = 78 SQ FT / 7.3 SQ M

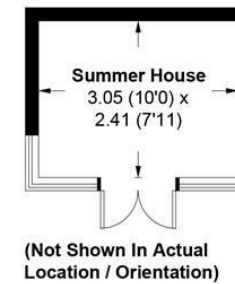
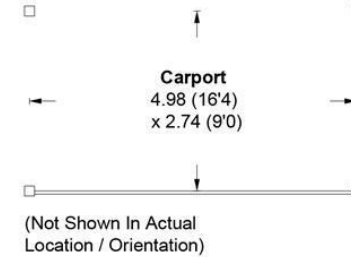
TOTAL = 1553 SQ FT / 144.3 SQ M



GROUND FLOOR



FIRST FLOOR



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. (ID877179)

Produced for Baileys Estate Agents

Working in co-operation with the owners we have tried to be accurate and informative in the presentation of our property details. Baileys would advise that no representations or warranties are made or given in respect of the condition of any items mentioned in the Sales Particulars. If however, you are not sure about a particular point please contact us to verify the information. This is especially important if viewing the property involves travelling some distance.