



Guide Price £550,000

52 Oakfield Avenue, East Wittering, West Sussex, PO20 8BT





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EPC



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* Investment opportunity*. A spacious three bedroom detached bungalow situated within approximately 150m of the shops and 300m from the beach, located in a small close in this popular residential area in a central to the village location, with off road parking, carport and garage.

Other features include upvc double glazing, gas fired central heating, plus a modern kitchen and bathroom facilities .

Please note - The property is for sale with the existing tenants in situ and currently let and managed by the vendors at £925 per calendar month.

Entrance Hall
Hall leading to:

Living Room
With bay window overlooking the front garden. Fireplace with inset gas fire and tiled surround.

Inner Hallway
With hatch to loft

Kitchen
Comprising a range of modern floor and wall mounted cupboards with fitted worktops and an inset stainless steel sink unit. Cooker with stainless steel extractor unit above. Part tiling to walls . Cupboard housing hot water cylinder and immersion heater. Further cupboard with gas fired central heating boiler. Door to rear porch.

Bedroom 1

Bedroom 2

Bedroom 3

Bathroom

White bathroom suite including corner bath with mixer tap and shower attachment and wash basin/vanity unit and tiled walls.

Cloakroom

Low level wc and wash basin/vanity unit with part tiled walls.

Outside

The front garden has been designed for low maintenance with gravelled garden. A driveway leads to the property providing off road parking leading to the carport 21'5 x 11'3 and single garage 17'1 x 8'8 with further storage area to the side. Side gate to the west facing rear garden.

Council Tax Band

Band E.

EPC

Band E.

Viewing

Strictly by appointment with Baileys. 01243 672217












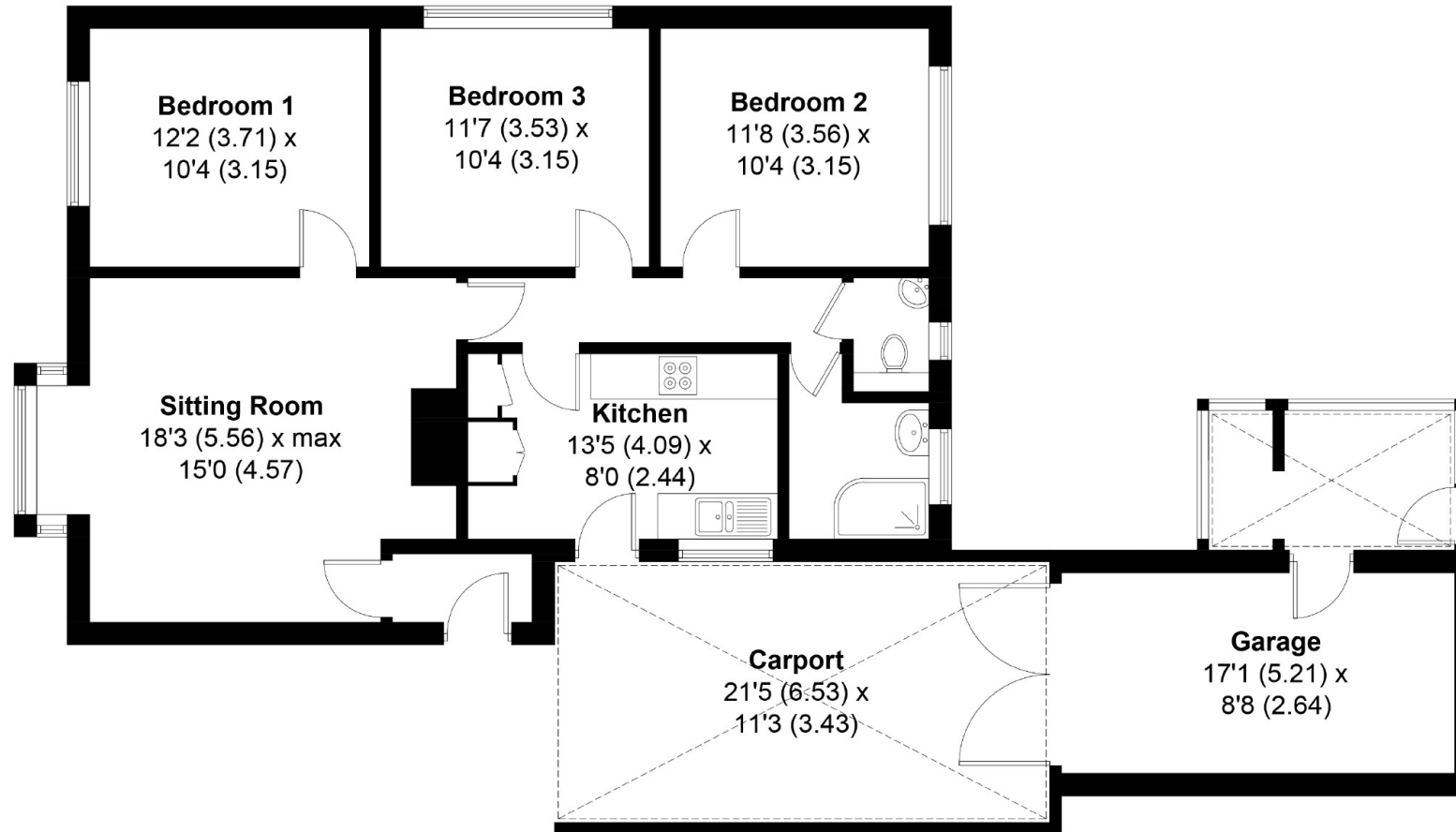
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i **NEAREST**

-  SHOPS
-  SCHOOL
-  BEACH
-  BUSES
-  TRAINS



Oakfield Avenue, East Wittering, PO20
APPROXIMATE GROSS INTERNAL AREA = 891 SQ FT / 82.8 SQ M
GARAGE = 224 SQ FT / 20.8 SQ M
(EXCLUDING CARPORT)
TOTAL = 1115 SQ FT / 103.6 SQ M



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. (ID 387889)

Produced for Baileys Estate Agents

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