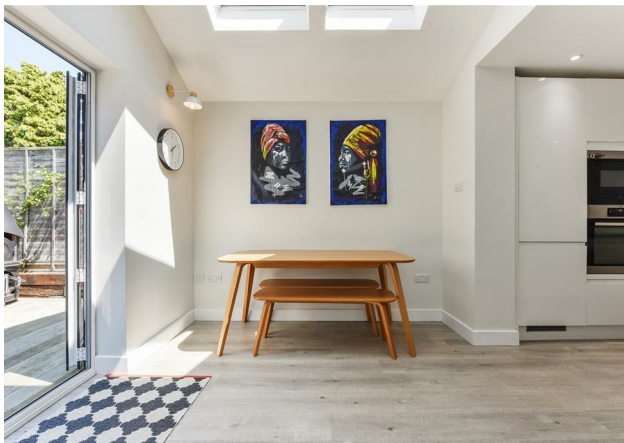




Price Guide £595,000
20 Locksash Close, West Wittering, Chichester, PO20 8QP





1



2



1



E

A stylishly finished and deceptive bungalow located in a quiet cul-de-sac of West Wittering, being sold chain free.

Number 20 Locksash Close is a fabulously redesigned and renovated bungalow providing a light and airy, inside-out living area, a well equipped and social kitchen, two spacious bedrooms and a large family bathroom featuring a walk-in shower cubicle and separate bath. Outside the property enjoys an extremely well appointed and highly maintained rear gardens comprising an expansive composite decking area, a pergola covered hot tub area and a raised lawn with flower and plant borders.

To the front of the bungalow there is a further lawned front gardens with hedge borders, a large single garage with electric roller door, a concrete driveway with parking for multiple vehicles and a secure electric-lock keypad entrance.

This property would make a wonderful lock-up and leave weekend bolthole or Holiday Let with it's wonderful position being less than 1 mile to the famous Blue flag beach of West Wittering and benefitting from a hidden public footpath through the Close leading to the entrance of The beach estate and low running costs from the solar panels and electric battery.

Viewing is highly recommended and can be arranged with the office on 01243 672217

Entrance/Hall: Secure electric Yale key-pad lock. large coat cupboard with Combi boiler, Large wall mounted radiator, NEST central heating control.

Family Bathroom: Velux window, Large walk-in shower cubicle with rainfall and handheld shower head, freestanding bathtub, wash basin with vanity unit, heated towel rail and WC.

Bedroom 2: South facing window with wooden shutters, West facing window with venetian blinds, radiator.

Master Bedroom: Comfortable space for Super king bed, South facing window with wooden shutters, radiator.

Kitchen: Underfloor heating, Island breakfast bar, high spec kitchen with matte grey quartz counter tops, integrated fridge/freezer AEG integrated microwave, AEG integrated single oven, AEG 4-ring induction hob, Extractor fan, acrylic butler sink, integrated dishwasher, integrated washing machine.

Living/Dining Room: Underfloor heating, 4 Velux windows, Bi-fold doors to rear garden and decking area.

Garage: Electric Roller door, single door to rear garden, underfloor heating manifolds.









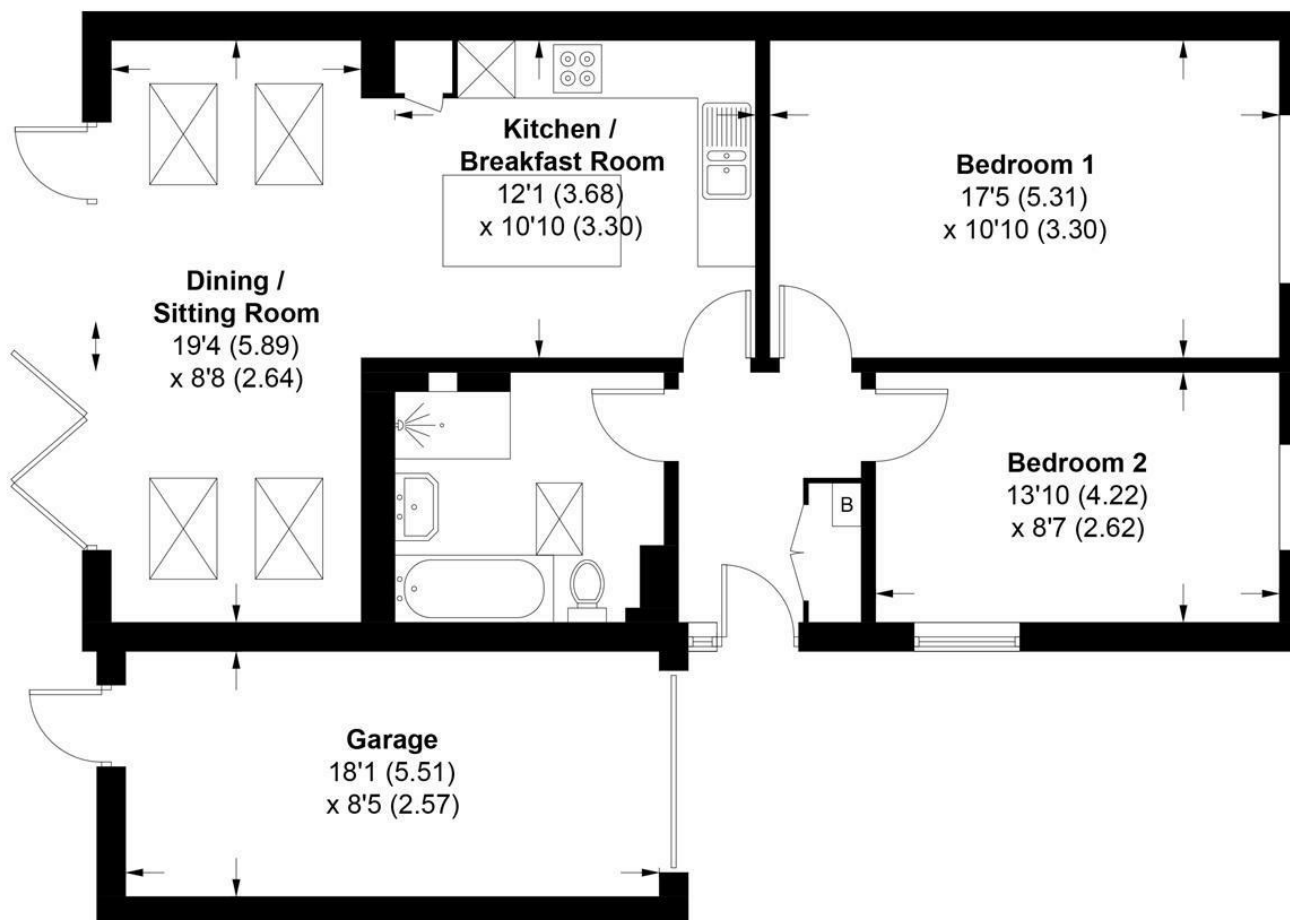


20, Locksash Close, PO20 8QP

APPROXIMATE GROSS INTERNAL AREA = 800 SQ FT / 74.3 SQ M

GARAGE = 154 SQ FT / 14.3 SQ M

TOTAL = 954 SQ FT / 88.6 SQ M



GROUND 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. (ID1215211)

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.