



Price Guide £599,500
15 The Crescent, West Wittering, Chichester, West Sussex PO20 8EE





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A great opportunity to purchase a 3-bedroom bungalow in need of modernisation, situated in a great sized plot in the heart of East Wittering Village.

Located on a private road in East Wittering village, Cherryholme occupies a fantastic position in The Crescent with access from the rear garden into Shore Road which takes you to the hub of the village and down towards the town's beach. The village itself is lined with a mix of independent and local shops, High Street supermarkets, cafes, restaurants, coffee shops and two surf stores. Additionally there are several Pharmacies, a Dental Practice, a Medical Centre and further sports facilities such as a Cricket Club and Tennis Club in West Wittering.

Upon entering the property you are greeted by a large porch perfect for storing boots or sandy towels before entering through a second door into the hall.

The 3 bedrooms are all of reasonable size with plenty of space for furniture and storage. Bedroom 1 has a large fitted wardrobe with mirrored doors and has several separate compartments and enjoys outlooks onto the quiet Crescent through a West facing window which receives plenty of golden evening sun. Bedroom 2 has a smaller version of bedroom 1's wardrobes and also enjoys the same West facing outlooks and sunlight. Bedroom 3 is presently used as an office but would make a great guest room or third bedroom with a fitted wardrobe already in place. Adjacent to bedroom 3 is the predominantly tiled

family bathroom equipped with walk-in shower, WC, heated towel rail and basin with vanity including a large wall mounted mirror.

Following the hallway further in the bungalow you are greeted by a spacious, open plan living/dining room enjoying outlooks onto the south-east facing rear garden and character and warmth is provided by the gas fire. The dining room flows into the tiled kitchen which is lined with storage units, an electric hob, electric oven, extractor fan and under the counter fridge and freezer. Off from the kitchen there is a convenient lean-to utility area housing the washing and drying facilities. There is further reception space in the conservatory which is well ventilated for the summer months.

The South-East facing, part landscaped, part lawned rear garden provides a peaceful space to soak up the sun. there is access from the garden into the single garage and a gate which provides access into the aforementioned Shore Road and village hub.

There is parking for multiple cars on the brick driveway in front of the garage access.

The property is being sold with no forward chain however Probate is yet to be granted- please contact the office for details.

Viewing by appointment only- 01243 672217









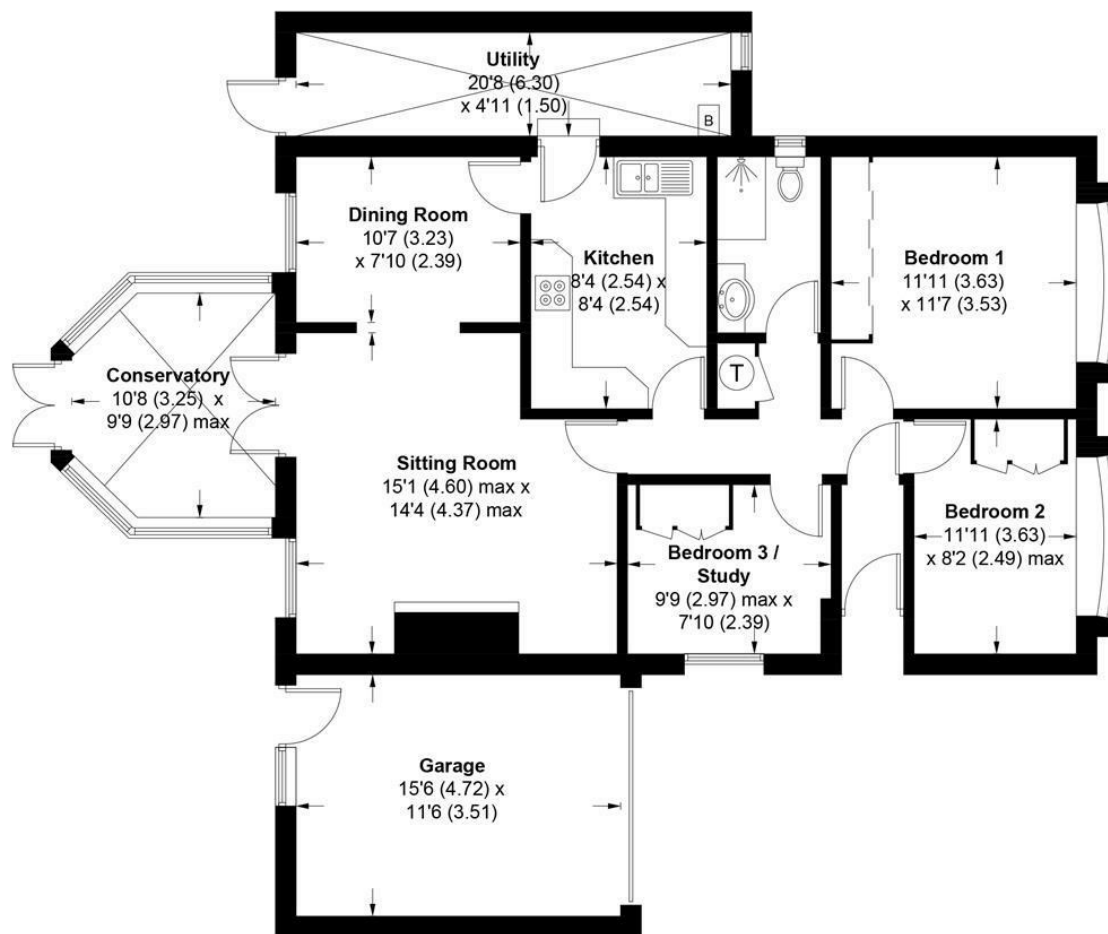


15, The Crescent, PO20 8EE

APPROXIMATE GROSS INTERNAL AREA = 1096 SQ FT / 101.8 SQ M

GARAGE = 179 SQ FT / 16.6 SQ M

TOTAL = 1275 SQ FT / 118.4 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. (ID1116013)

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