



Price Guide £460,000

46 Stocks Lane, East Wittering, Nr Chichester, West Sussex PO20 8NJ

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A three bedroom, detached bungalow in need of upgrading and refurbishment situated just 300m to the east of East Wittering village centre. It is therefore handily placed for the local shops and amenities such as the health centre, dentist, chemists and library and also East Wittering junior school. The beach is easily reached being only 300m away. The property has plenty of off road parking and has the advantage of a private south facing rear garden.

Available with immediate vacant possession.

Entrance Hall:

Living/Dining Room: (S and E) Large room divided into living and dining areas with double doors leading in to the rear garden. stone wall feature with fireplace.

Inner Hall: Access to loft. Linen cupboard.

Shower Room: Mains shower unit.

Kitchen: (S) Range of old built in floor and wall mounted cupboards with electric oven and gas hob, spaces for fridge, freezer and washing machine. Wall mounted 'Vaillant' gas fired boiler supplying central heating and domestic hot water. Door to side porch.

Side Porch: Access to the front and rear gardens.

Bedroom One: (N) Built in cupboards

Bedroom Two: (N)

Bedroom Three: (N)

Bathroom: Fully tiled floor and walls, bath with pedestal wash hand basin and w.c.

Gardens: The rear garden faces south and is laid to rough lawn, enclosed with high hedges providing a very private area. The front garden is also enclosed with a drive providing parking for five vehicles leading to a detached garage.

All main services are provided.

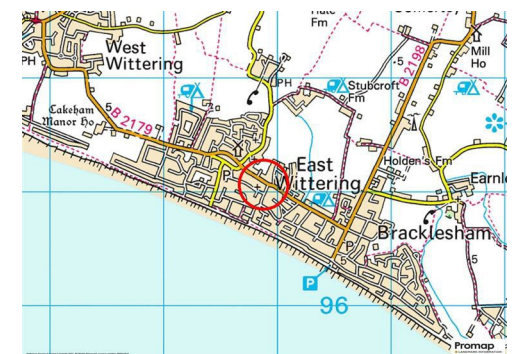
Viewing: Accompanied appointments only with Baileys - please call 01243 672217











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APPROXIMATE GROSS INTERNAL AREA = 1057 SQ FT / 98.2 SQ M

GARAGE = 233 SQ FT / 21.7 SQ M

TOTAL = 1290 SQ FT / 119.9 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. (ID955818)

Produced for Baileys Estate Agents

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