



Price Guide £799,500

5 Southcote Avenue, West Wittering, West Sussex PO20 8EY







01243 672217



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A very attractively presented three bedroom detached bungalow which has been extended with the addition of a full width extension creating a large open plan living/dining/kitchen area perfect for entertaining. The property is located in this highly sought after road within only 300m of the beach and 500m of East Wittering village centre with its excellent local shops, cafes, restaurants and also the Health Centre.

Internally there is wide board oak flooring, down lighter spot lights throughout, gas fired central heating, uPVC framed double glazing throughout and five section, bi-fold doors looking over the rear garden.

There is planning permission for the re-modelling of the entrance to create a large feature entrance hall and a fourth bedroom, the footings for this have already been completed.  
<https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=Q2R6FLERLES00>

The property has the advantage of being offered with immediate vacant possession.

Virtual Viewing Link: <https://my.matterport.com/show/?m=7ffGEt4cQv9>

Entrance Hall: (W) Access to loft space. Cloaks cupboard

Open Plan Living/Dining Room/Kitchen: (N and E) Five section, bi-fold doors looking over the rear garden.

Living Area: (N and S) Open fire in surround with slate hearth and rough sewn oak mantle.

Dining Area: (N) Five section, bi-fold doors looking over the rear

garden.

Kitchen: (E) Comprehensive range of wall and base cupboard/drawer units including larder cupboard and glass fronted wall unit. Feature island unit with wrap around breakfast bar and integral wine storage rack. 'Bosch' built in double oven and ceramic hob, integrated dish washer and fridge/freezer. Recessed above work space coloured lighting.

Principal Bedroom: (S) Triple built in wardrobe cupboard.

En-Suite Wet Room: (E) Fully tiled with mains shower unit having rain head, low level W.C. and pedestal wash basin. Chrome ladder style radiator/towel rail.

Bedroom Two: (E) Built in double wardrobe cupboard with internal plumbing for washing machine and space for tumble dryer.

Bedroom Three: (N) Double doors leading out to the rear garden.

Family Bathroom: (E) Panelled bath with mains shower over and glass shower scree, low level W.C and pedestal wash basin. Chrome ladder style radiator/towel rail. Airing cupboard with internal radiator and fitted shelves.

Outside: Enclosed rear garden laid to lawn with graveled borders to the side with mature shrubs. Full width timber deck.

Parking for four/five vehicles to the large gravelled drive area leading to the Integral Garage/Store.

Integral Garage, now used a large storage room but could house a small vehicle such as a Fiat 500 or similar.

Viewing: By appointment with the office please, 01243 672217.

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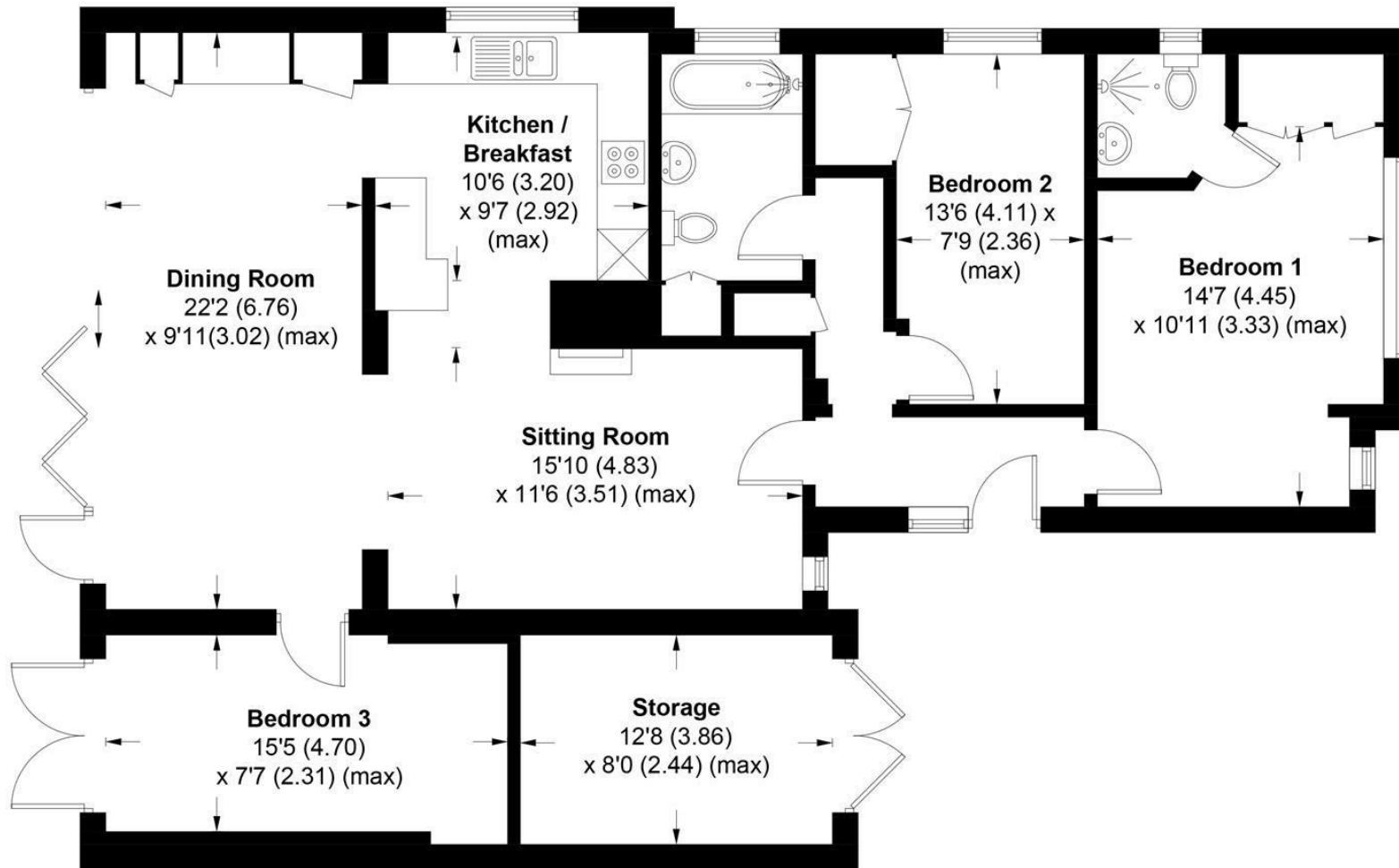


## 5, Southcote Avenue, PO20 8EY

APPROXIMATE GROSS INTERNAL AREA = 1116 SQ FT / 103.7 SQ M

STORAGE = 99 SQ FT / 9.2 SQ M

TOTAL = 1215 SQ FT / 112.9 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. (ID968981)

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