



Offers Over £745,000

58 Howard Avenue, West Wittering, West Sussex PO20 8EU





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Situated in this highly sought after road to the west of East Wittering village and within just 250 m of the beach. A detached, two bedroom bungalow standing on a spacious garden plot with a frontage of approximately 18.30 m (60'0') and the considerable advantage of a south facing rear garden'

The property has been improved and updated to provide a comfortable home with central heating and double glazing and offers huge potential for further renovation, extension or possible re-development, subject to necessary consents that may be required.

This is an increasingly rare opportunity and offers are invited by 12.00 noon on Friday the 30th of April 2021. Please visit the 'Detailed Specifications' tab of 58 Howard Avenue on our website for full conditions.

Virtual tour: <https://my.matterport.com/show/?m=Dv5zWiySkqt>

Entrance Porch/Hall

Entrance hall leading to inner hall.

Sitting/Dining Room:

With french doors opening onto the south facing rear garden. Archway to Dining Room (formally Bedroom 3)

Kitchen:

Comprising a range of floor and wall mounted cupboards

with inset stainless steel sink, hatch to sitting room/dining room, space for cooker, plumbing for washing machine. Door way to covered side porch/store with doors to front and rear gardens.

Bedroom One:

Overlooking the rear garden.

Bedroom Two:

Bathroom:

Panelled bath, wc and wash basin.

Garage:

A tandem length double garage with up and over door and pedestrian door in to the rear garden.

Gardens:

Please note on the plan for identification purposes only, the area coloured light blue represents the footprint of the property and the area coloured purple is the garden area being sold. The front garden is mainly lawned with flower and shrub borders with a driveway to the side providing additional parking and leading to the garage. The rear garden is enclosed and enjoys a southerly aspect and is mainly laid to lawn with shrub and flower borders.

Viewing:

Strictly by appointment with Baileys, please, 01243 672217.









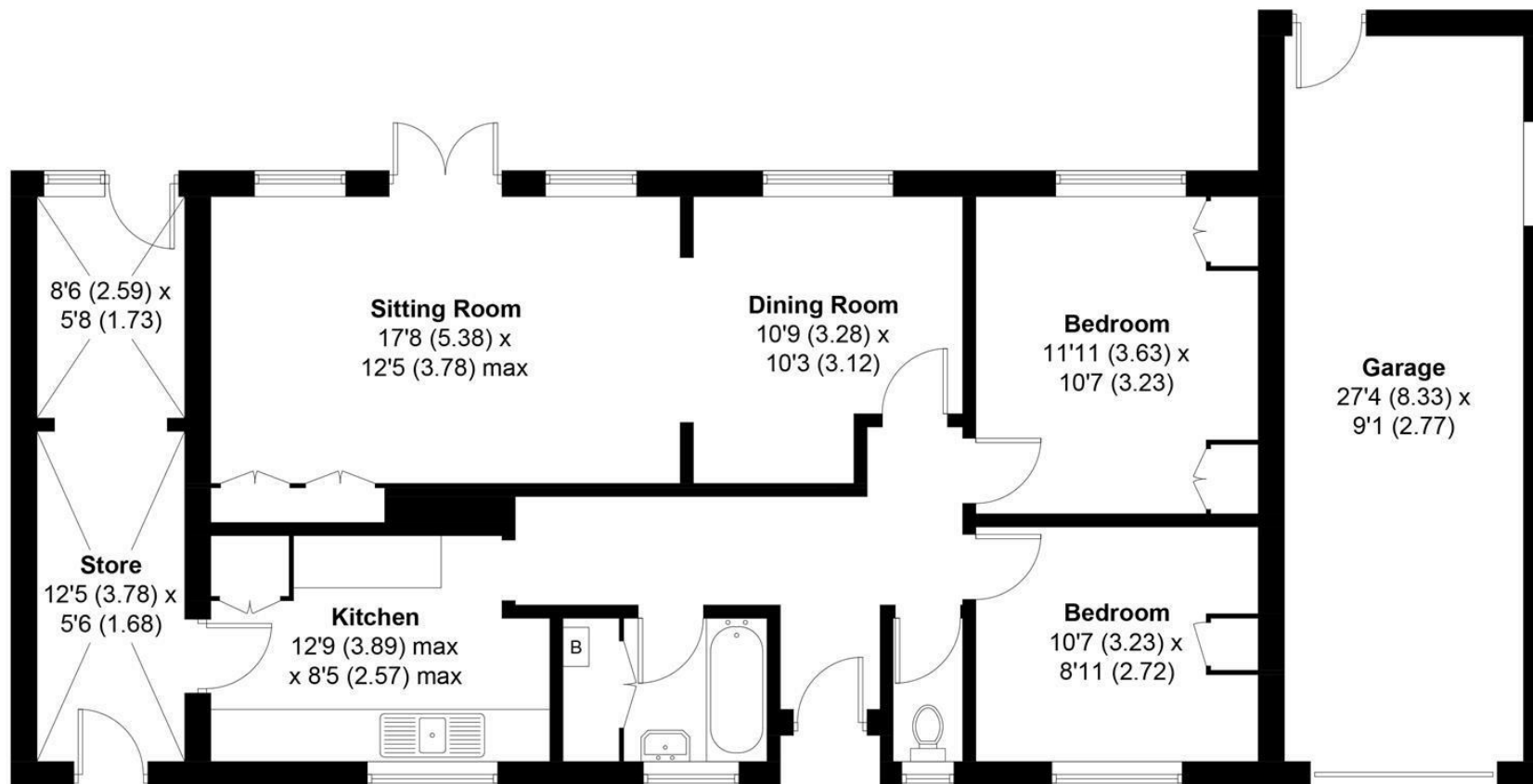


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APPROXIMATE GROSS INTERNAL AREA = 979 SQ FT / 91.0 SQ M

GARAGE = 249 SQ FT / 23.1 SQ M

TOTAL = 1228 SQ FT / 114.1 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. (ID745161)

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.