



Price Guide £795,000

'Woodcot', Longlands Road, East Wittering, Chichester, PO20 8DD

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A very deceptively spacious detached bungalow offering nearly 1500 sqft (136.7 sqm) of accommodation conveniently placed for the beach just 250m away and the village centre, 400m. Apart from offering three bedrooms, one with an En-Suite there is a very large sitting/dining room and a separate breakfast room.

The rear garden faces south and there is the considerable advantage of having a detached garage with lots of additional parking. The property has both gas fired central heating and Upvc framed double glazing and is available with immediate vacant possession.

Woodcot has the largest garden in the road, approximately 171' (52.28m) in depth, running between Longlands Road to Tamarisk Walk at the rear from where the garage and parking is accessed.

Entrance Hall: double built in cloaks cupboard. Double airing cupboard with hot tank and immersion.

Sitting/Dining Room: (S and W) Bow window overlooking the rear garden. This very spacious room offers maximum measurements of 30'10" x 18'8" (9.4m x 5.69m) Wooden fire surround with fitted electric fire. Double doors leading into Breakfast Room.

Kitchen/Breakfast Room.

Kitchen Area: Comprehensive range of oak wall and floor units including peninsular unit. Inset 1 1/2 bowl stainless steel sink. Space for cooker and space for large fridge/freezer. Space and plumbing for dish washer. Glow-worm gas fired boiler for domestic hot water and central heating. Door to outside.

Breakfast Room: Bow window. Double doors through to sitting room.

Utility Room: Pedestal wash basin. Plumbing for washing machine.

Principal Bedroom: Large built in unit along one wall comprising three double and one single wardrobe cupboards with drawer unit. Additional high level cupboards.

En-Suite Shower Room: Fully tiled walls and flooring. Walk in full width shower with glass splash panel and mains shower unit. Pedestal wash basin and W.C.

Bedroom Two: (N)

Bedroom Three: (N)

Family Bathroom: (E) Fully tiled walls with panelled bath having shower/mixer attachment. Pedestal wash basin and w.c.

Outside:

Pretty south facing rear garden enclosed on all boundaries with fencing and block/brick walling. There is a central lawn and established borders with gravelled areas and a large paved terrace. Access into double garage.

Detached Double Garage: Electric lift up and over door. Power and light. Personal door into the garden.

Parking for an additional 5 cars to the concrete drive area.

Viewing by appointment with the office, 01243 672217.









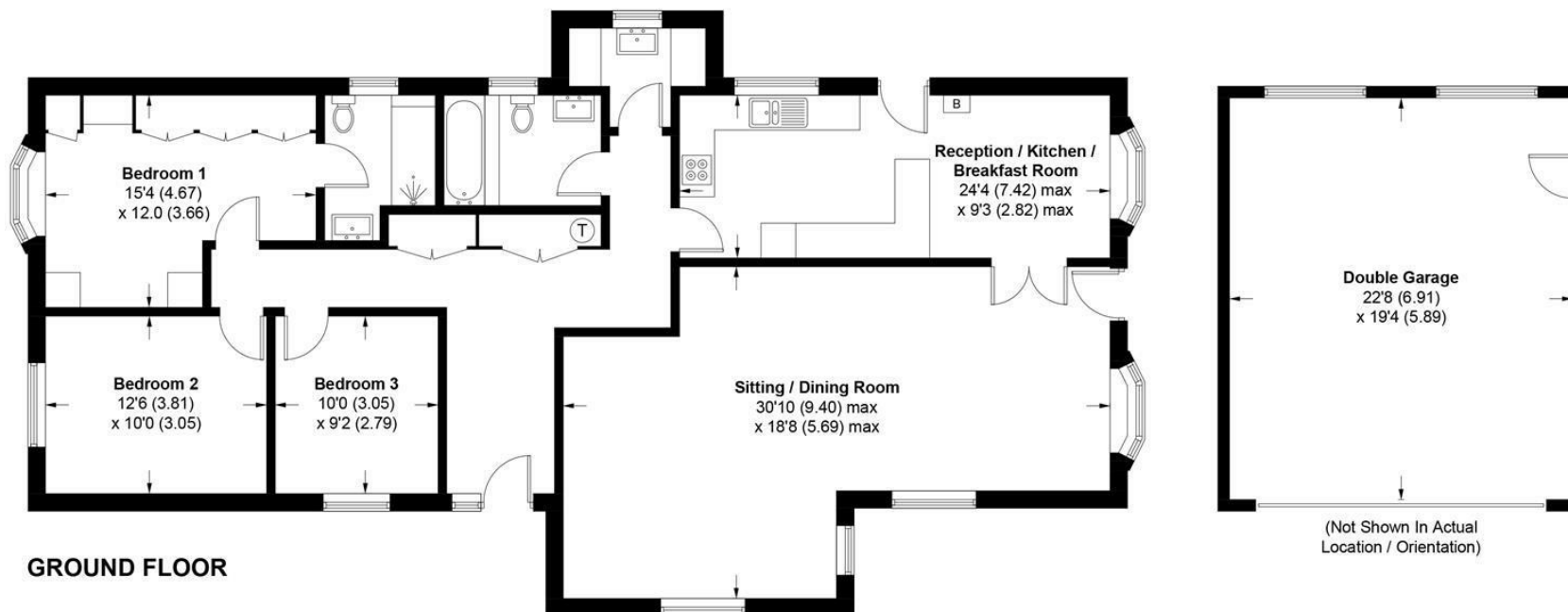


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APPROXIMATE GROSS INTERNAL AREA = 1471 SQ FT / 136.7 SQ M

DOUBLE GARAGE = 438 SQ FT / 40.7 SQ M

TOTAL = 1909 SQ FT / 177.4 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. (ID1260128)

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