



Guide Price £150,000

Villa 2, Harbour Way Country Club, West Wittering, PO20 8QA







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An unusual opportunity to purchase a one bedroom terraced bungalow situated adjacent to the Harbour Way Country Club whose facilities to members include a swimming pool, tennis courts and fitness centre. Occupying a semi rural setting close to farmland, the property which looks out over a west facing garden would in our opinion be an ideal as an easily run holiday home or buy to let investment but please note that there are only 59 years remaining on the lease and so seeking any lending against the property may be difficult. The property is being sold with all contents and is available with immediate vacant possession.

Entrance Hall: Shelf unit. Cupboard with fuse box.

Through Aspect Open plan Living Room/Kitchen: (E and W) Range of wall and floor cupboard units with single drainer sink unit, electric cooker and electric hob with cooker hood over, integrated fridge/freezer, 'Bosch' dish washer and 'Hotpoint' washing machine. Peninsular unit with breakfast bar. Wall mounted electric convector heater. Double doors leading on to the garden with integrated fly screen.

Double Bedroom: (W) View over the garden area.

Shower Room: Tiled shower cubicle with curved glass screen and Mira Advance shower unit. Recessed wash hand basin, w.c and electric heated towel rail. Cupboard with water softener.

Communal Garden Area: Lawned rear garden area enjoying a pleasant westerly aspect.

Parking: There is non-allocated Car parking available.

Lease: The property is being sold with the benefit of the remainder of a 99 year lease dating from 23rd July 1981.

Service Charge: Approx. £260 per year to include grass cutting, water rates, rubbish collection and the Ground Rent of £50 due per annum.

Viewing: By appointment with the office 01243 672217.









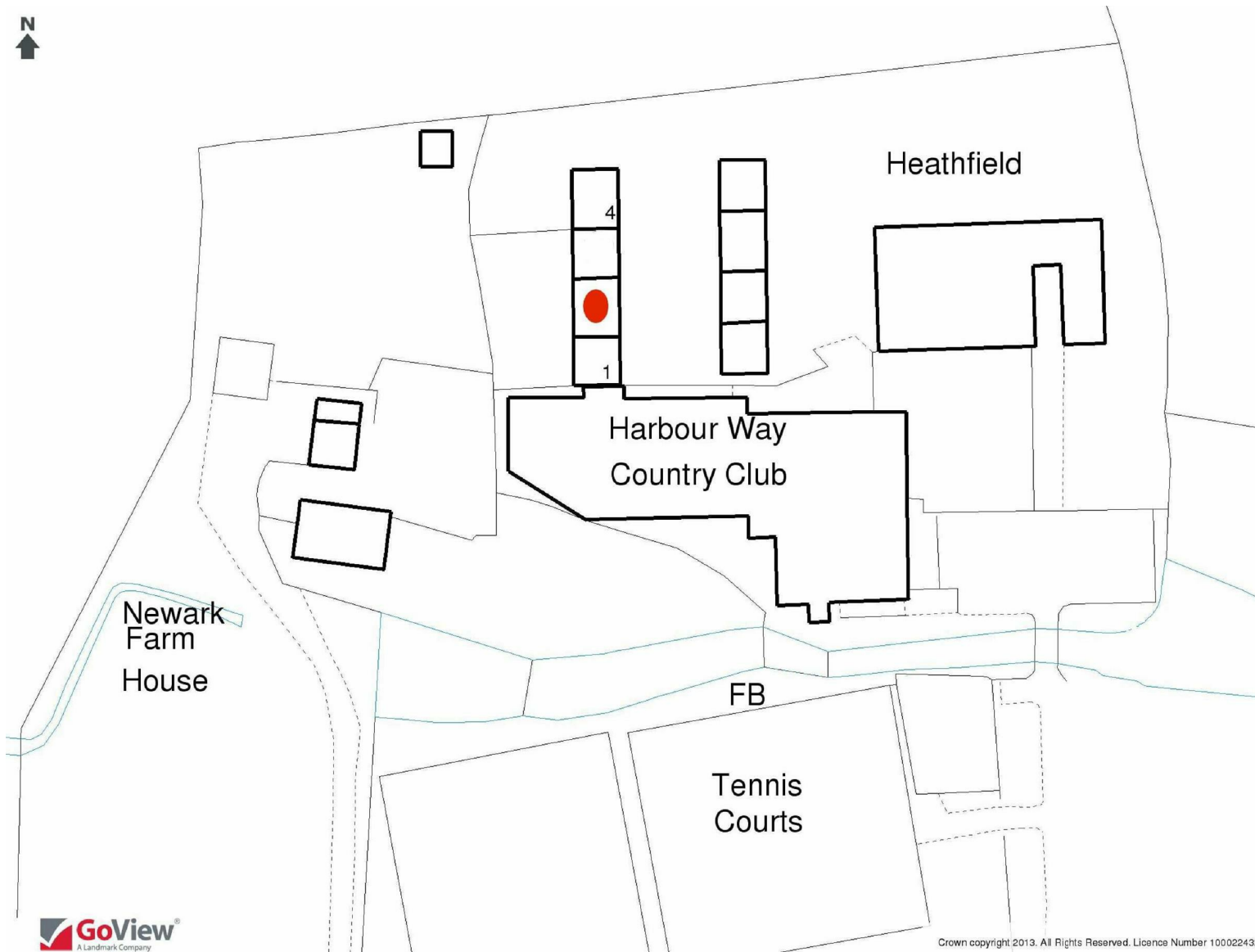










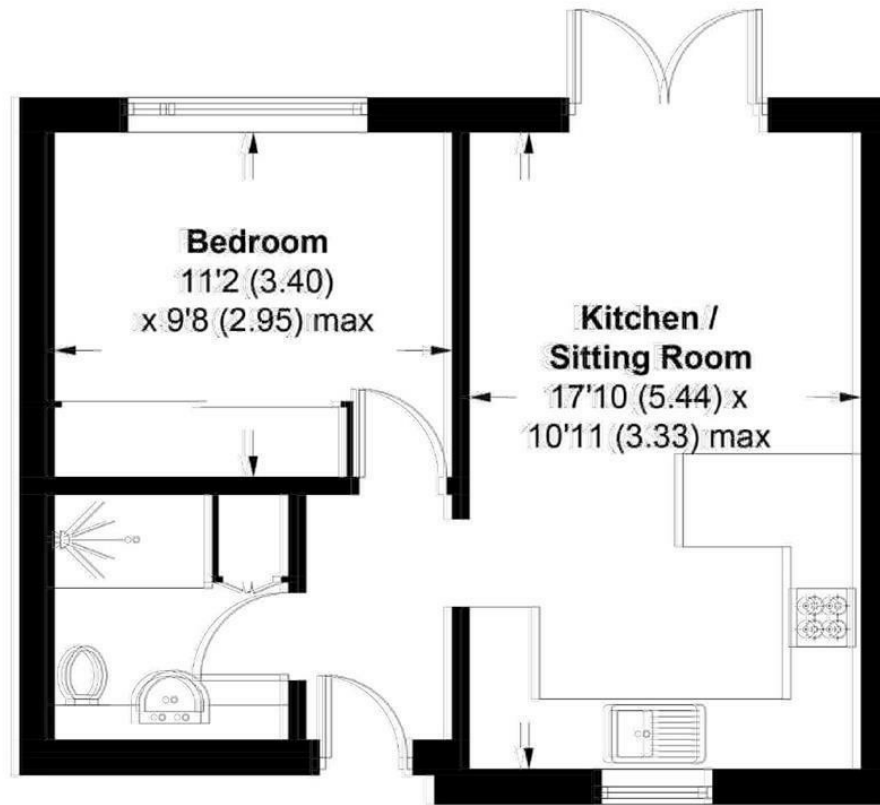


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# Villa 2, Harbour Way Country Club, Wittering Road, West Wittering

APPROXIMATE GROSS INTERNAL AREA = 37.1 SQ FT / 399 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. (ID571694)

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