



Price Guide £485,000

Rose Croft, 2 Piggery Hall Lane, West Wittering, West Sussex PO20 8PZ





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Rose Croft comprises a three bedroom, detached bungalow situated in a semi-rural location on the outskirts of the village in the Parish of West Wittering. The property is for sale with no forward chain.

Virtual viewing video link: <https://my.matterport.com/show/?m=SJk8ASVz9qA>

Entrance Hall

Front door leading to entrance hall. Inner hall with loft hatch to roof space. Doors to:

Sitting Room/ Bedroom 2

With fireplace feature and window overlooking the front garden.

Kitchen/Breakfast Room

Comprising a contemporary kitchen with fitted wall and floor mounted units and wooden worktops with inset sink with mixer tap, gas hob and wall mounted extractor filter. Eye level double oven, built in under worktop Zanussi washing machine/dryer. Wall mounted Glow - worm gas fired boiler for central heating and hot water. Part tiled walls, stable door to side entrance and door to Conservatory.

Conservatory

Glazed Conservatory with double doors opening onto the rear patio and overlooking the rear garden.

Bedroom 1

With window overlooking the front garden.

Bedroom 3

Lean to side Porch

Lean to side porchway area linking the front and rear gardens.

Bathroom

Comprising a suite of panelled bath, wc, wash basin and shower area.

Gardens

There are good sized gardens to the front and rear of the property. The front garden is lawned with flower and shrub borders and includes a pathway leading to the property with side access including a lean to covered side porchway area, leading to the rear garden. The rear garden is secluded and mainly lawned with mature shrubs and includes a small greenhouse. There is a gated driveway area at the rear (accessed from Furzefield) providing off road parking leading to the single garage.

Garage

Detached single garage with up and over door.

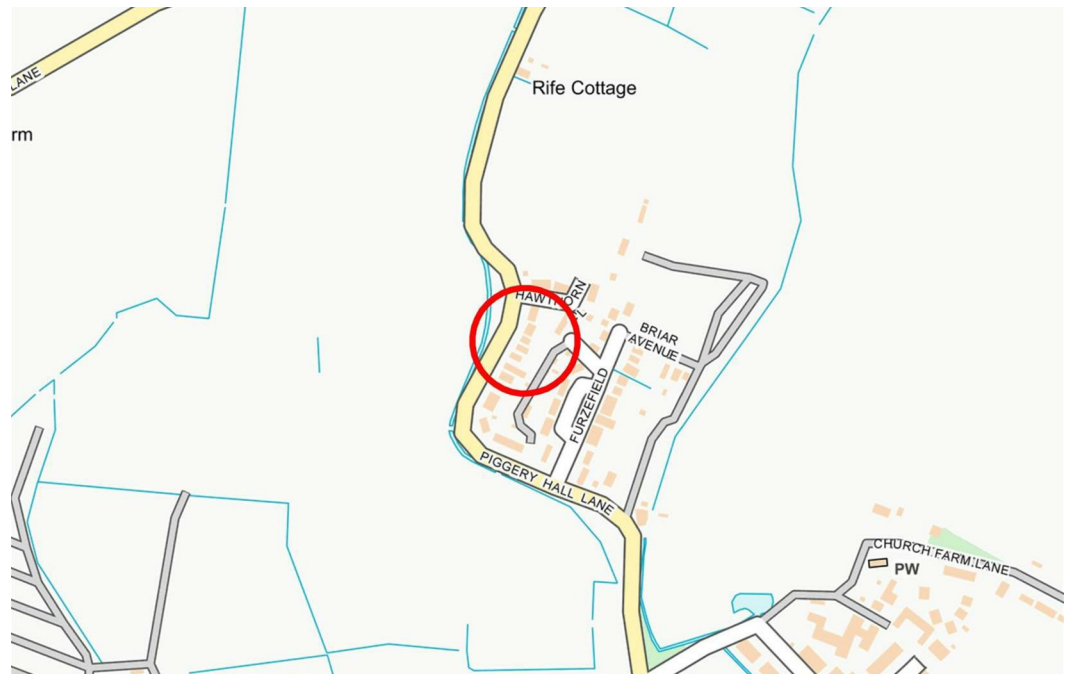
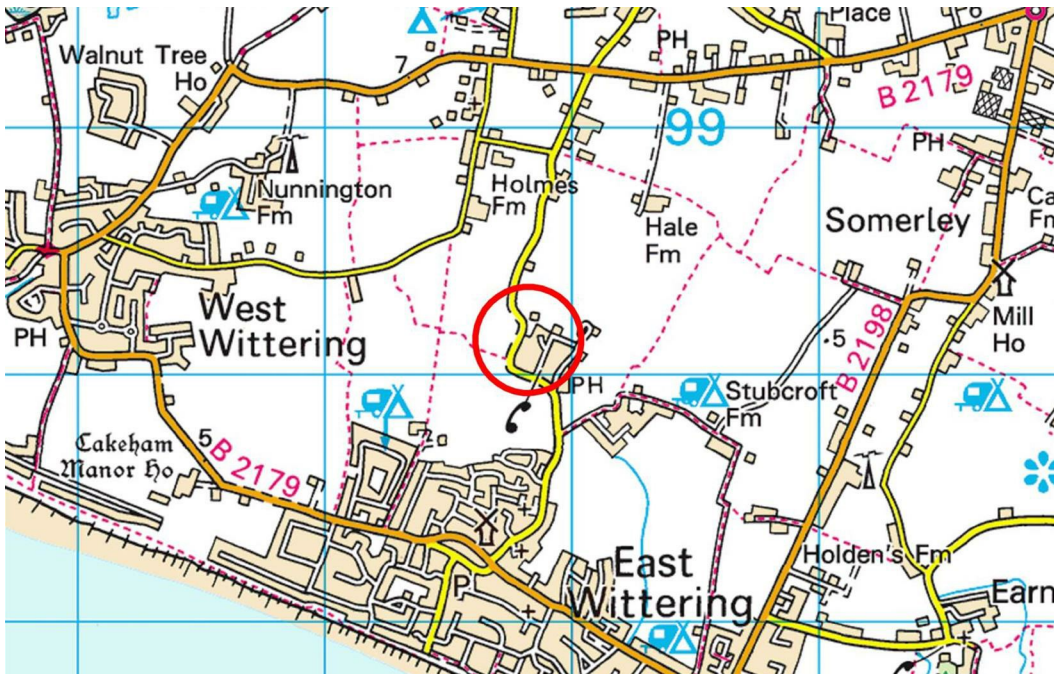
Viewing

By appointment only - please call Baileys on 01243 672217 to arrange a viewing.





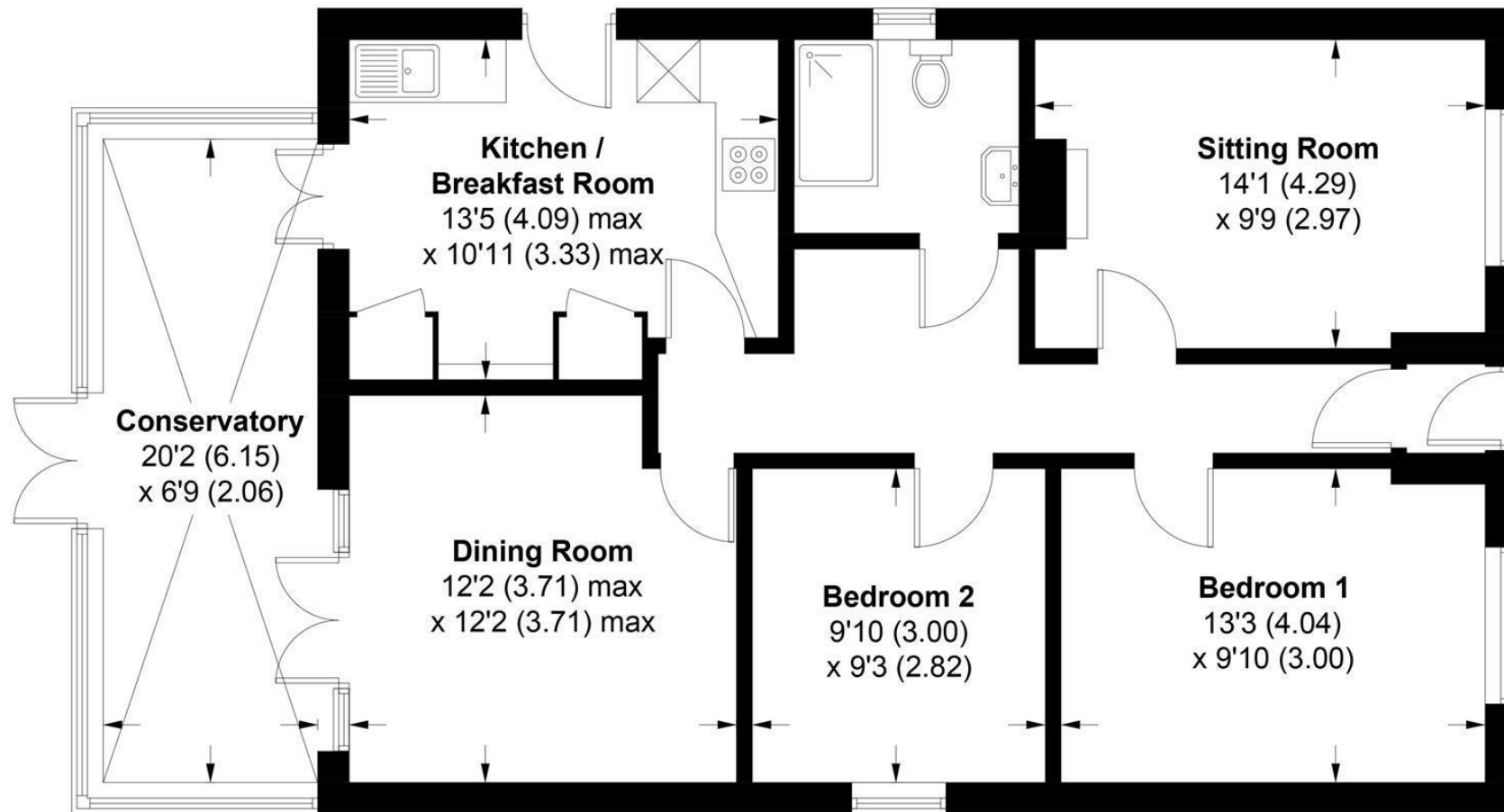






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APPROXIMATE GROSS INTERNAL AREA = 989 SQ FT / 91.9 SQ M



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. (ID782956)

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