



Price Guide £775,000

8 Charlmead, East Wittering, West Sussex PO20 8DN





1



2



1



E



E

Within a short walk from the beach and shops in East Wittering village, this older style, well presented two bedroom bungalow is situated in a private road with charming, established cottage style gardens and a large unconverted loft area with scope for additions, subject to planning consents. To the side of the property is a single detached garage with off road parking.

The property has gas fired central heating and upvc framed double glazing and is offered for sale with vacant possession. An early viewing is highly recommended as Charlmead is a sought after and popular location.

Virtual viewing link: <https://my.matterport.com/show/?m=bSJakk5kbK4>

Reception Hall

With cloaks cupboard, loft hatch and doors to:

Sitting/Dining Room

An L shaped triple aspect room with feature fireplace and coal effect gas fire.

Kitchen/Breakfast Room

Comprising a range of floor and wall mounted cupboards with inset stainless steel sink and mixer tap. Integrated dishwasher and cooker with extractor above, plus integrated fridge/freezer. Space and plumbing for washing machine and tumble dryer. Rear door to garden.

Bedroom One

Wardrobe cupboards.

Bedroom Two

Wall length wardrobe cupboards.

Bathroom

Comprising panelled bath with shower from tap over, wc, wash basin in pedestal unit. Airing cupboard with insulated hot water tank and linen shelving.

Garage

Electrically operated roller shutter garage door and side door into the garden.

Outside

Gardens

The front garden is mainly lawned with established borders and driveway to side. The large, landscaped rear garden is a lovely feature with established mature plants, shrubs and a rockery feature, fully enclosed with part walled and part fenced borders.

Council Tax: E

Viewing

Strictly by prior appointment only. All viewings will be accompanied by Baileys.











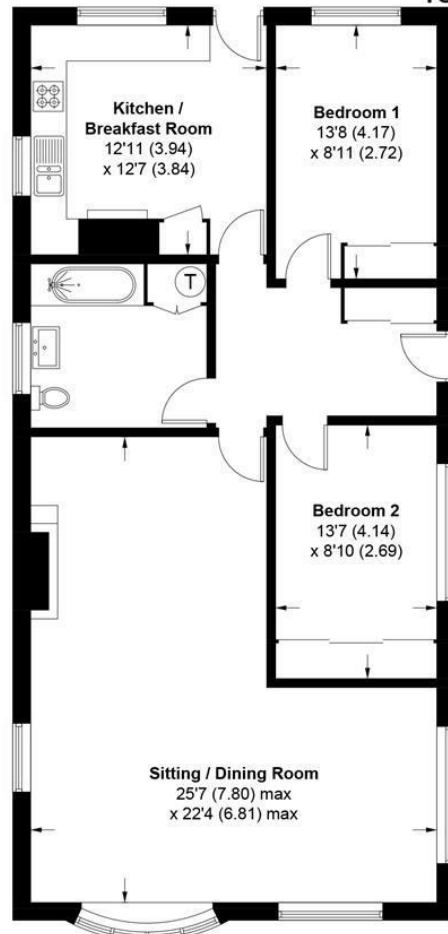
8, Charlmead, PO20 8DN

APPROXIMATE GROSS INTERNAL AREA = 1078 SQ FT / 100.2 SQ M

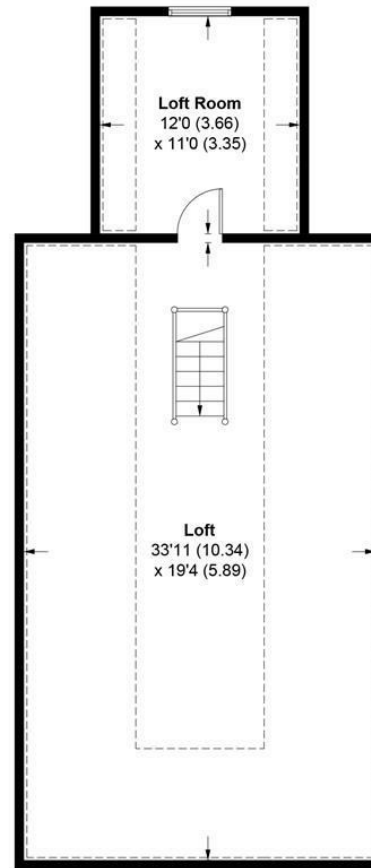
LOFT SPACE = 794 SQ FT / 73.8 SQ M

GARAGE = 169 SQ FT / 15.7 SQ M

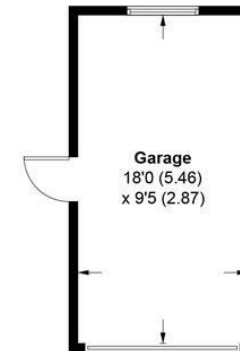
TOTAL = 2041 SQ FT / 189.7 SQ M



GROUND FLOOR



LOFT SPACE



**(NOT SHOWN IN ACTUAL
LOCATION / ORIENTATION)**

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. (ID861887)

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.