



Price Guide £695,000

15 Russell Road, West Wittering, Nr Chichester, West Sussex PO20 8EF

BAILEYS



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Built in the mid 1990's, a detached four bedroom house now in need of some general updating. With gas fired central heating and sealed double glazing, the property is within 400 m of the beach and is situated just to the west of East Wittering village which offers an excellent variety of shops, a health center, post office and cafes.

The property has the considerable advantage of being offered with immediate vacant possession.

Virtual Viewing Link: <https://my.matterport.com/show/?m=p74Zp6gB41Q>

Enclosed Entrance Porch.

Entrance Hall: Stairs to first floor. Double doors leading into the Living Room.

Shower/Cloakroom Room: Tiled shower cubicle with mains shower unit. Wash hand basin and low level W.C.

Living/Dining Room: (SW) Sliding patio doors into wet facing rear garden. Ornamental fire place surround.

Kitchen/Breakfast Room: (SW) Range of wall and floor units with double drainer stainless steel sink unit, electric hob and built in electric cooker. 'Vaillant' gas boiler for domestic hot water and central heating. Door to rear porch.

Rear Porch: Door to the rear garden and door into the attached garage.

Bedroom Three: (NE) two double built in wardrobe cupboards.

Dining Room/Bedroom Four: (NE)

First Floor Landing: Skylight window.

Principal Bedroom: Two double built in wardrobe cupboards. Access to under eaves storage area.

En-Suite Bathroom: Panelled bath, pedestal wash basin and low level W.C. Half tiled walls. Skylight window.

Bedroom Two: (NE) Two double built in wardrobe cupboards. Access to under eaves storage area. Access to loft.

Family Bathroom: (SW) Panelled bath, pedestal wash basin and low level W.C.

Outside:

The gardens face to the east at the front and to the west at the rear and are enclosed with block walling and close boarded timber fencing. There are mature shrubs and a very productive apple tree. There is a gravel drive approach leading to an attached garage.

Attached brick built Garage/Workshop: Door into rear porch with additional parking for several vehicles on the graveled drive to the front. Up 'n' over door.

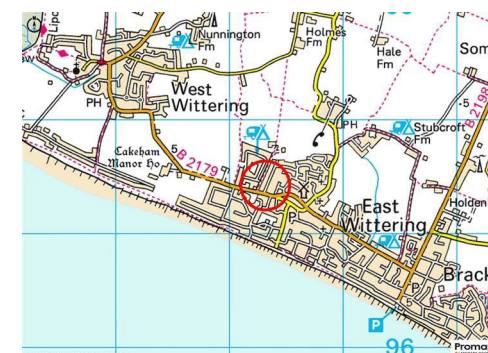
Viewing: By appointment with Baileys 01243 672217





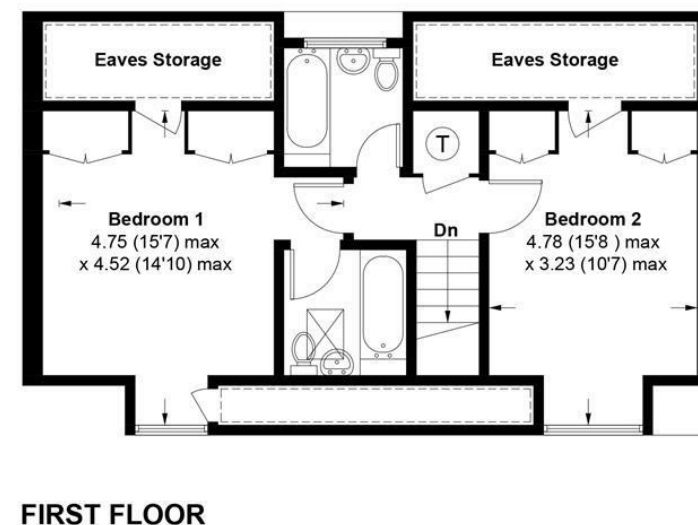
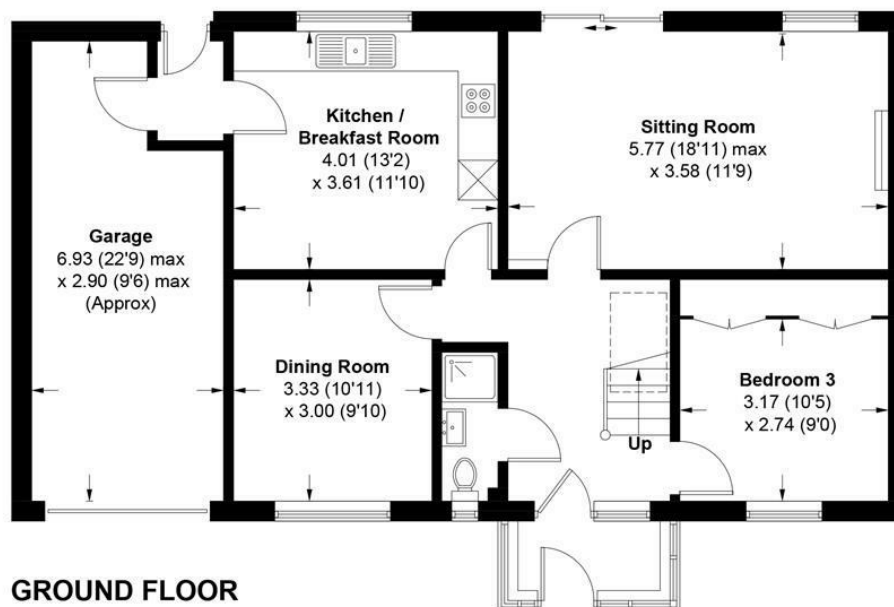






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APPROXIMATE GROSS INTERNAL AREA = 1645 SQ FT / 152.8 SQ M



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. (ID898562)

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