



Price Guide £395,000

12 Cakeham Way, West Wittering, Nr Chichester, West Sussex PO20 8EQ

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Very conveniently located, this semi detached chalet style house is situated in a quiet close within 500m of the beach and only a 200m walk of the village centre with its excellent variety of small shops and supermarkets as well as the health centre, dentist and library. Offered with UPVC framed double glazing and gas fired central heating and an enclosed west facing rear garden.

Virtual Viewing link: <https://my.matterport.com/show/?m=iidP9jyLTt>

ENTRANCE HALL: Solid wood parquet floor.

CLOAKROOM: Hand basin and low level W.C.

SITTING ROOM: (E) Overlooking the front garden. Stairs to first floor with storage area under.

KITCHEN/DINING ROOM: (W)

KITCHEN AREA: Extensive range of matching wall and floor cupboard units with tiled splash back and Inset 1 1/2 stainless steel sink. 'Zanussi' double oven with ceramic hob over and cooker hood. Space for American style fridge/freezer. Plumbing for automatic washing machine and dishwasher. Wood floor.

DINING ROOM AREA: (W) Built in storage cupboards with shelves and study area to one end. Wood flooring.

CONSERVATORY: (W) Park brick construction with UPVC framed double glazed windows. Ceramic tiled flooring. 'Dimplex' convector radiator. Door to rear garden.

LANDING: (N) Airing Cupboard with hot tank and immersion heater. Access to loft storage area.

BEDROOM ONE: (E) Two built in wardrobes with central dresser and high level cupboards over. Access to under eaves storage area.

BEDROOM TWO: (W) Built in double wardrobe.

SHOWER ROOM: Formerly a bathroom. This now comprises a full size glass panelled shower cubicle with a thermostatically controlled rain shower with hand shower attachment. Fitted seat. Half tiled walls. Low Level W.C. and vanity unit. Chrome ladder style towel rail/radiator.

OUTSIDE: There are gardens to the front and rear, the former being open plan and laid to lawn. The rear garden faces west and is enclosed with close boards fencing with a paved terrace and lawn with flower borders.

Concrete drive with parking for several cars leading to a detached garage.

DETACHED GARAGE: Up'n over door and side door into the rear garden. Light and power.

SERVICES: All mains services are connected.

COUNCIL TAX BAND: C.

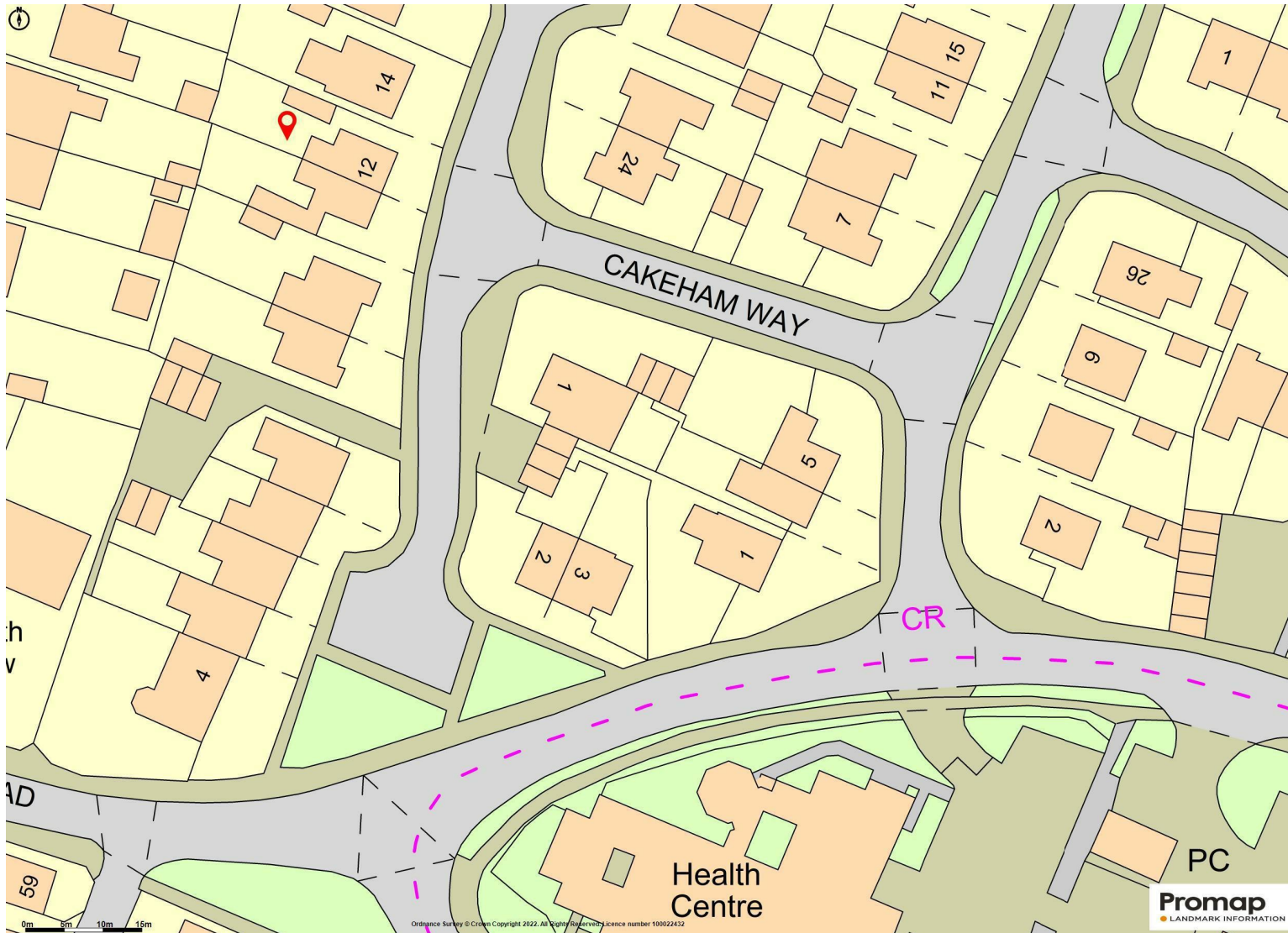
VIEWING: By prior appointment through this office please.





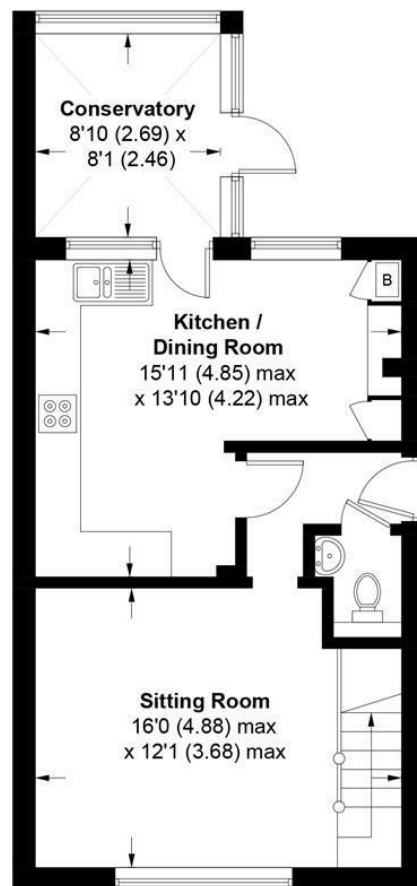




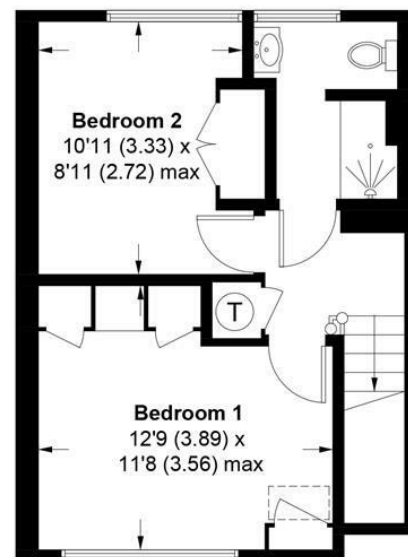


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APPROXIMATE GROSS INTERNAL AREA = 864 SQ FT / 80.3 SQ M



GROUND FLOOR



First 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. (ID922876)

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