



Guide Price £650,000

52 Oakfield Avenue, East Wittering, West Sussex PO20 8BT

BAILEYS





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E



E

Situated in a popular location right in the centre of the village close to the library and within 200m of the shops and approximately 300m from the beach, a spacious three bedroom detached bungalow standing on a plot with a frontage measuring about 34.11m and a depth of about 12.87m (112' x 42'2")

The property with upvc framed double glazing and gas fired central heating offers the opportunity for re-modelling and extending if desired, subject to the usual planning permission.

Virtual Viewing link: <https://my.matterport.com/show/?m=o7ywxEQcCx1>

#### Entrance Hall:

Hall leading in to:

#### Living Room:

(E) With bay window overlooking the front garden. Fireplace with inset gas fire and tiled surround.

#### Inner Hallway:

With hatch to loft

#### Kitchen:

Comprising a range of floor and wall mounted cupboards with fitted worktops and an inset stainless steel sink unit. Cooker with stainless steel extractor unit above. Part tiling to walls. Cupboard housing hot water cylinder and immersion heater. Further cupboard with gas fired central heating boiler. Space for fridge/freezer. Door to side car port.

#### Bedroom One:

(E)

#### Bedroom Two:

(W)

#### Bedroom Three:

(S)

#### Bathroom:

White bathroom suite including corner bath with mixer tap and shower attachment and wash basin/vanity unit. tiled walls.

#### Cloakroom:

Low level wc and wash basin/vanity unit with part tiled walls.

#### Outside:

The front garden is predominantly gravelled for low maintenance. A driveway leads to the property providing off road parking and in addition there is a Car Port. Side gate to the west facing rear garden.

#### Car Port:

21'5 x 11'3

#### Garage:

17'1 x 8'8 with further storage area to the side.

#### Council Tax Band:

Band E.

#### EPC:

Band E.

#### Viewing:

Strictly by appointment with Baileys. 01243 672217

The property is presently let on an Assured Shorthold Tenancy. A Notice to Quit has been issued and the tenancy is due to expire on the 24th October, 2021.























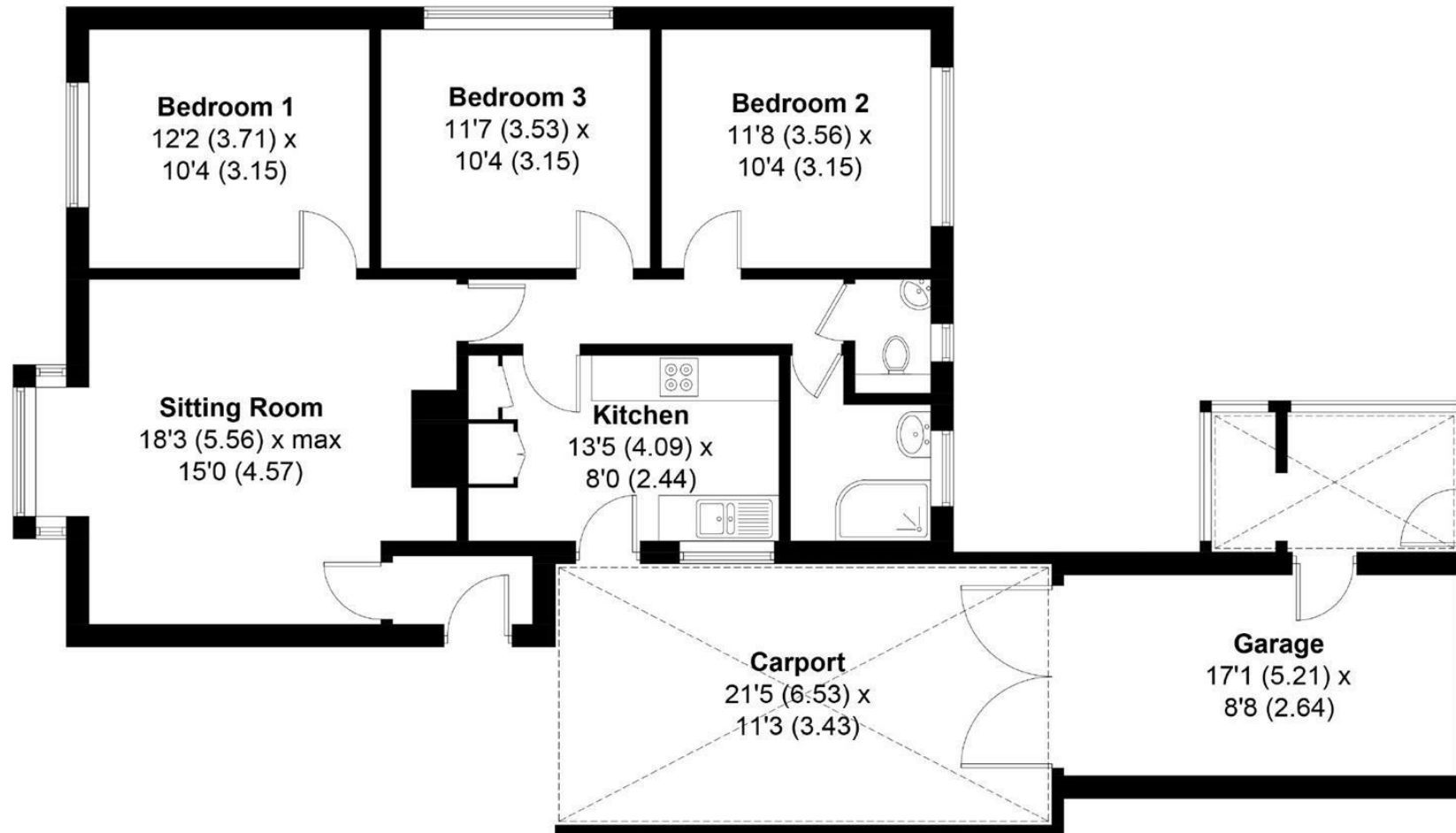
## Oakfield Avenue, East Wittering, PO20

APPROXIMATE GROSS INTERNAL AREA = 891 SQ FT / 82.8 SQ M

GARAGE = 224 SQ FT / 20.8 SQ M

(EXCLUDING CARPORT)

TOTAL = 1115 SQ FT / 103.6 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. (ID 387889)

Produced for Baileys Estate Agents

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