



Guide Price £485,000

21 Culimore Close, West Wittering, West Sussex, PO20 8HD







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EPC



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A detached and well-appointed chalet style property, situated in a quiet cul-de-sac location, conveniently located and within nearby walking distance of the beach and local shops and amenities in East Wittering village.

Exceptionally well presented, the property has been lightly used by the current owners as their personal holiday home and is available with no forward chain, subject to contract.

Features include a Sylvarna fitted kitchen, an en-suite to the master bedroom, family bathroom and downstairs cloakroom. A single garage with additional off street parking on the driveway, double glazing, gas fired central heating, plus landscaped and easily managed gardens with a brook water feature running through the rear garden including a southerly facing, paved terrace area adjoining the rear of the property.

Viewing is highly recommended.













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**i** **NEAREST**

-  **SHOPS** 0.2 miles
-  **SCHOOL** 0.4 miles
-  **BEACH** 0.2 miles
-  **BUSES** 0.2 miles
-  **TRAINS** 7.7 miles

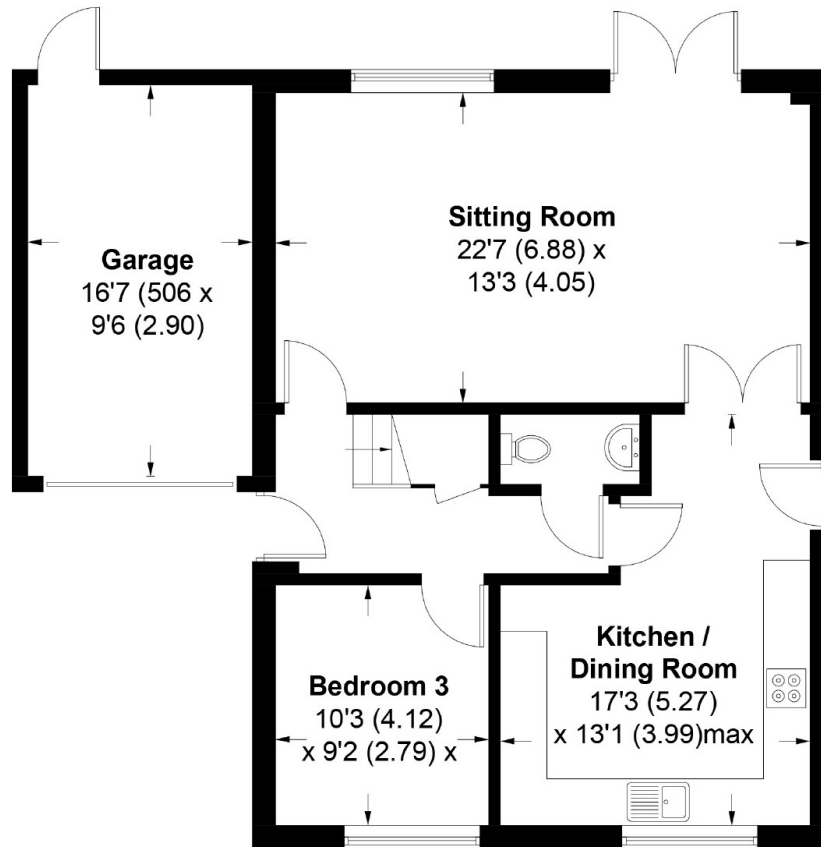


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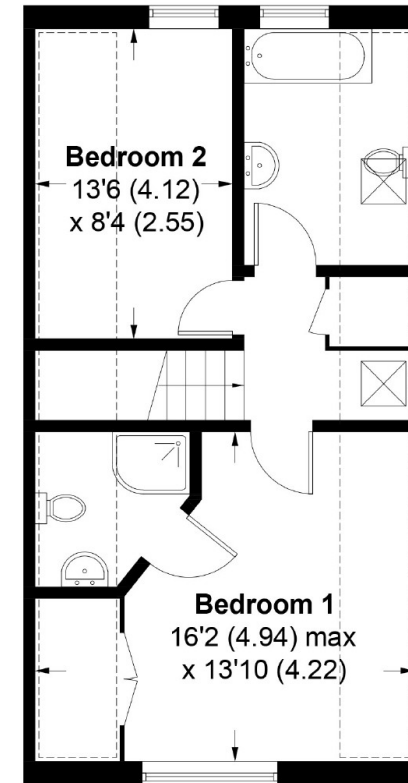
APPROXIMATE GROSS INTERNAL AREA = 1205 SQ FT / 112 SQ M

GARAGE = 157 SQ FT / 14.6 SQ M

TOTAL = 1362 SQ FT / 126.6 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. (ID450604)

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.

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