



Guide Price £785,000

Bards Cottage, Cakeham Road, West Wittering, West Sussex, PO20 8AD





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Situated in the centre of this sought after coastal village, Bards Cottage is an attractive detached 3 bedroom cottage with well proportioned living accommodation and 2 bathrooms and includes gas fired central heating and sealed unit double glazing. The cottage is set in a generous sized, charming and secluded garden plot with off-street parking and a detached garage.

Entrance Hall

Sitting Room
With open fireplace

Dining Room

Kitchen
Comprising a range of floor and wall mounted cupboards with fitted worktops and inset sink. Space for an electric cooker, for washing machine and fridge/freezer. Valiant gas fired boiler for domestic hot water and central heating.

Bathroom

Bath, shower, wash basin and wc.

First Floor

Bedroom 1 - en suite

En-suite - bath, wash basin and wc.

Bedroom 2

Bedroom 3

Detached Garage

The property is approached via a gravelled driveway leading off Cakeham Road with off street parking and a detached garage.

Gardens

The gardens are mainly lawned with mature hedges and tree boundaries affording a high degree of privacy.

Viewing

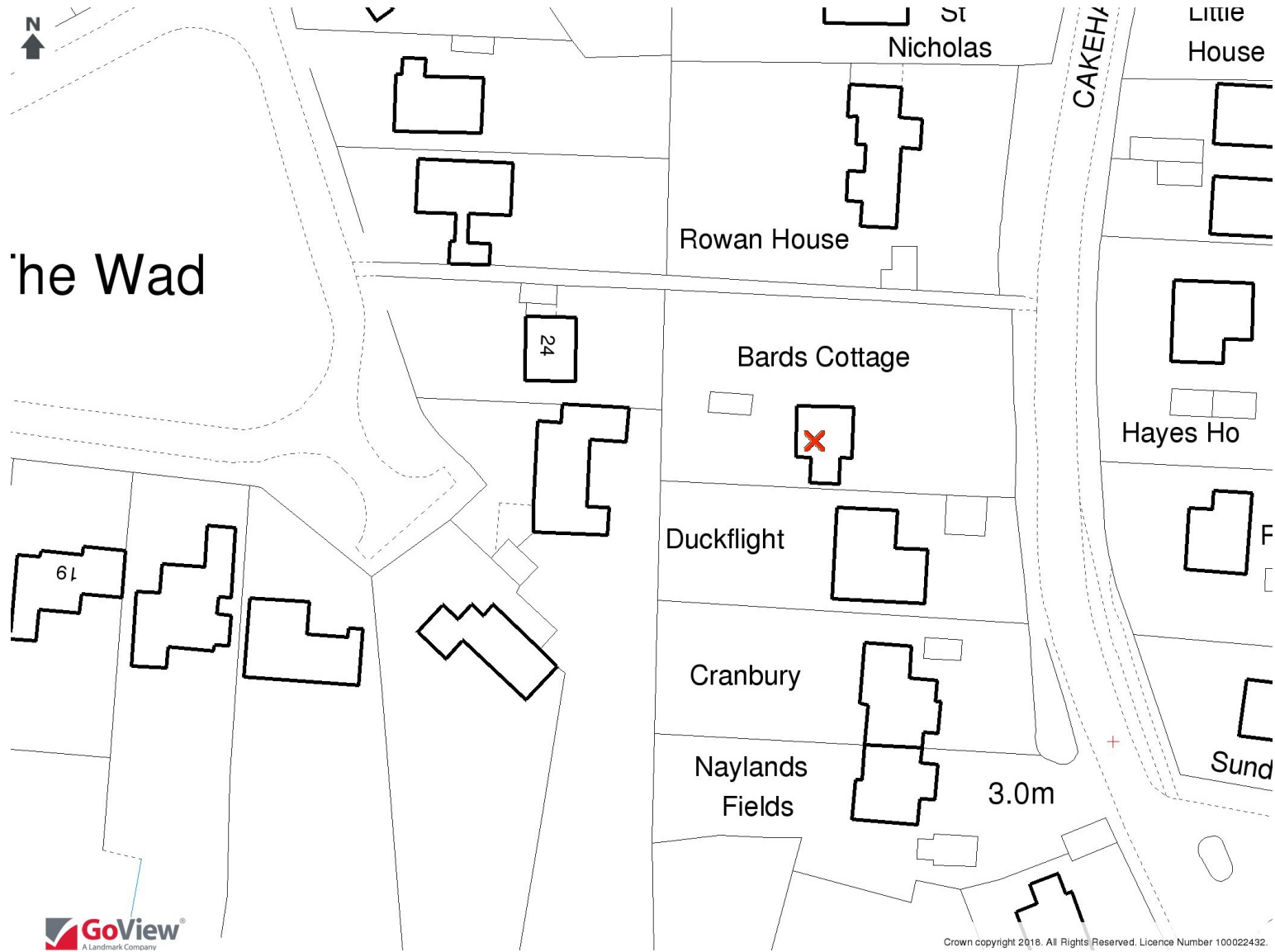
Strictly by appointment with Baileys
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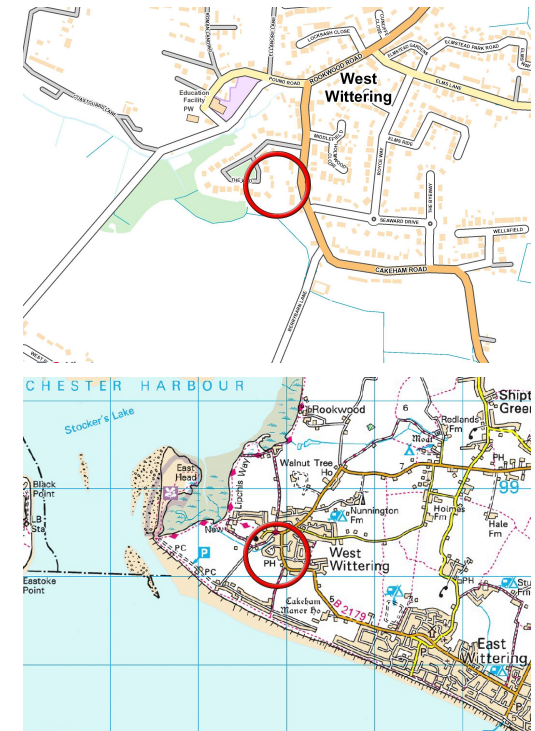






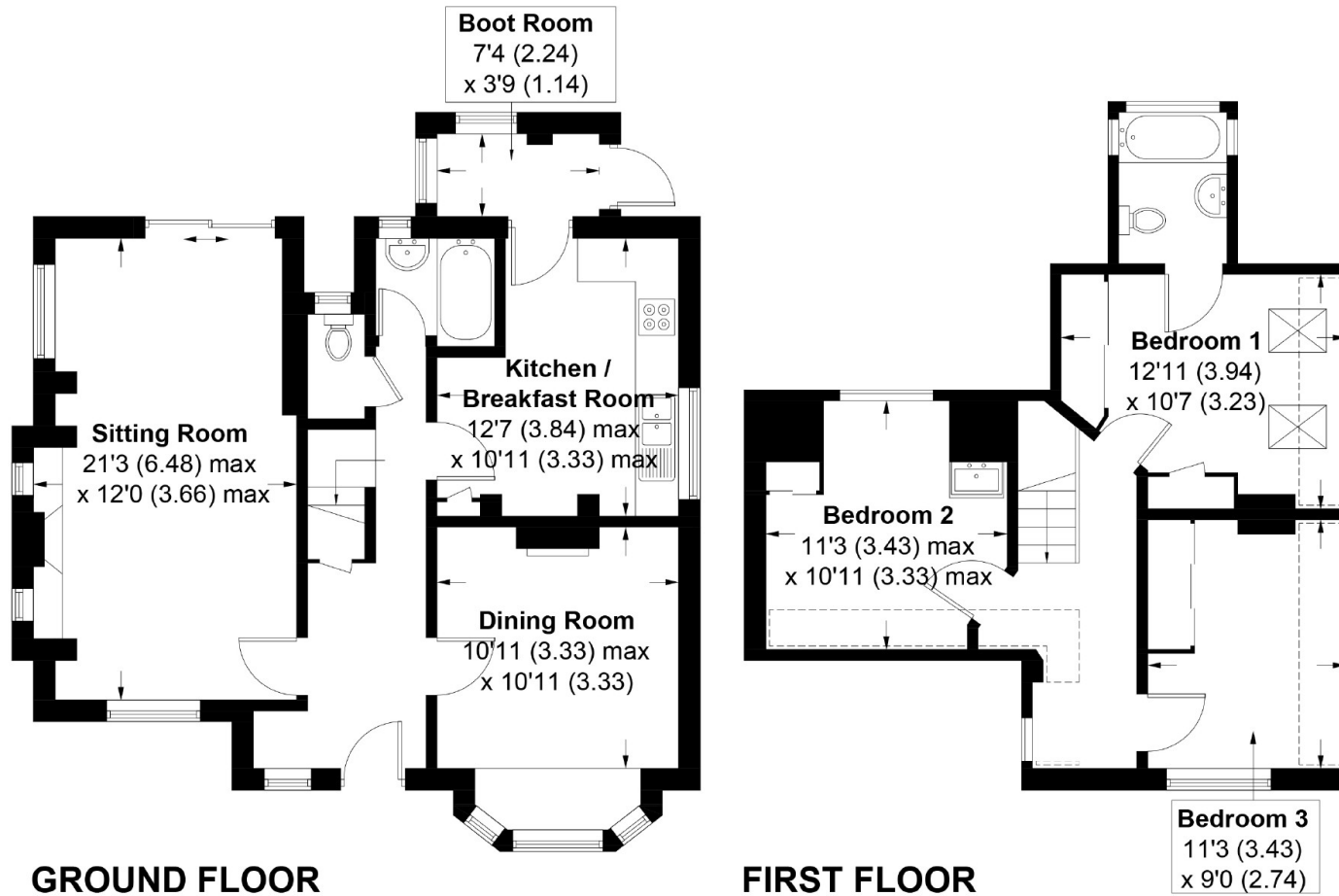
NEAREST

- SHOPS 0.2 miles
- SCHOOL 0.2 miles
- BEACH 0.7 miles
- BUSES 0.2 miles
- TRAINS 7.1 miles



Cakeham Road, West Wittering, PO20

APPROXIMATE GROSS INTERNAL AREA = 1177 SQ FT / 109.4 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. (ID492458)

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