



Guide Price £550,000

15 Howard Avenue, West Wittering, West Sussex, PO20 8EX





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Situated in a sought after area to the west of East Wittering village centre, a 2/3 bedroom detached bungalow standing in established gardens with a south facing aspect to the rear garden. The property is well presented throughout and provides a comfortable home with uvpc double glazing, modernised kitchen, bathroom and cloakroom and gas fired central heating. Viewing is highly recommended.

Entrance Porch: Glazed entrance porch leading to inner hall.

Entrance Hall: Double door cloaks cupboard. Access hatch to roof space.

Cloakroom: wash basin and wc. Tiled floor and part tiled walls. Towel radiator.

Sitting Room: A twin aspect room with sliding double glazed patio doors overlooking the south facing rear garden. Fireplace feature with inset electric fire.

Dining Room/Bedroom Three.

Kitchen: range of modern style floor and wall mounted cupboards with fitted worktops including and inset sink with mixer tap. Space for washing machine, dishwasher, upright fridge/freezer and cooker. Built in part shelved larder cupboard. Rear porch to outside.

Sun Room: A twin aspect room with Vailant gas fired boiler for hot water and heating. Large landscape picture window overlooking the south facing rear garden.

Bedroom One: Range of wardrobe cupboards, plus bedside cupboard drawers and make up table with mirror.

Bedroom Two.

Bathroom: Comprising a modern suite of bath with shower and screen over. Wash basin, wc and tiling to floor and walls. Towel radiator. Airing cupboard housing hot water cylinder.

Garage: Double doors to front and side pedestrian access.

Gardens: Front garden is laid to lawn with part walled boundaries and mature shrub borders and to the side is a driveway leading to the rear garden and garage with pedestrian access to the south facing rear garden which is mainly lawn with a paved patio area and mature tree and shrub borders. Metal garden shed and garden store/workshop adjoining the side of the property 8'9" x 6'11".

Viewing: By appointment with Baileys 01243 672217












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NEAREST

-  **SHOPS** 0.4 miles
-  **SCHOOL** 0.6 miles
-  **BEACH** 0.3 miles
-  **BUSES** 0.1 miles
-  **TRAINS** 7.4 miles



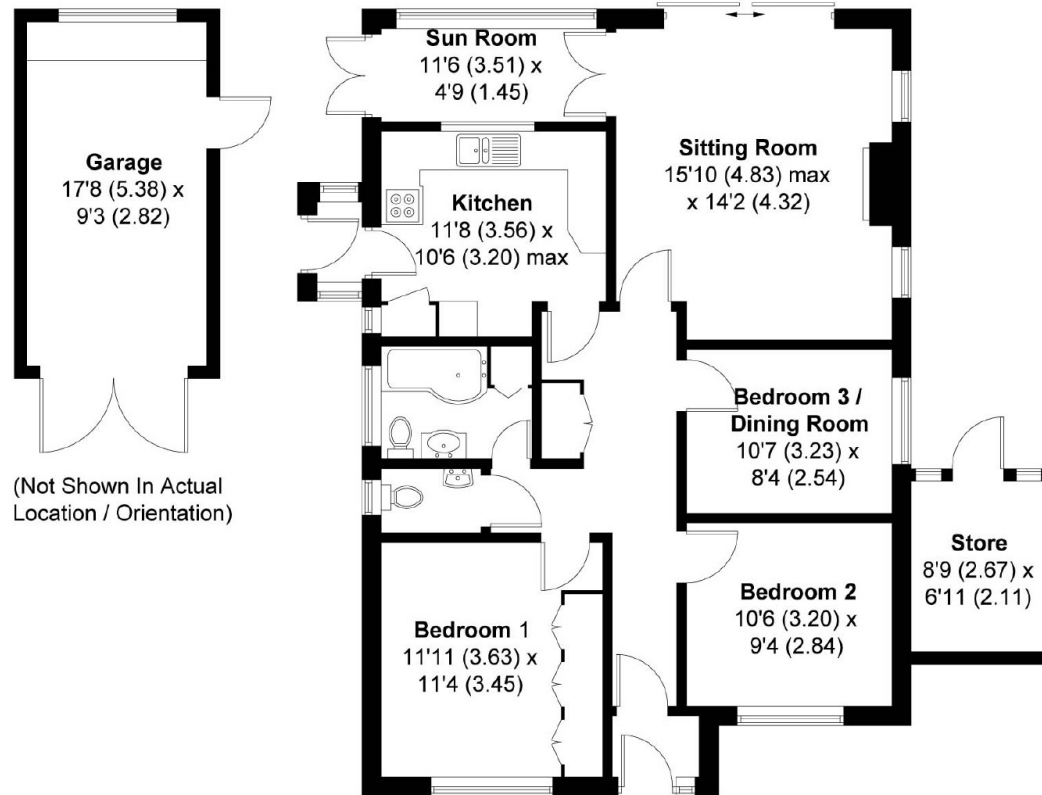
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APPROXIMATE GROSS INTERNAL AREA = 984 SQ FT / 91.4 SQ M

STORE = 60 SQ FT / 5.6 SQ M

GARAGE = 161 SQ FT / 15 SQ M

TOTAL = 1205 SQ FT / 112 SQ M



GROUND 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. (ID296438)

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