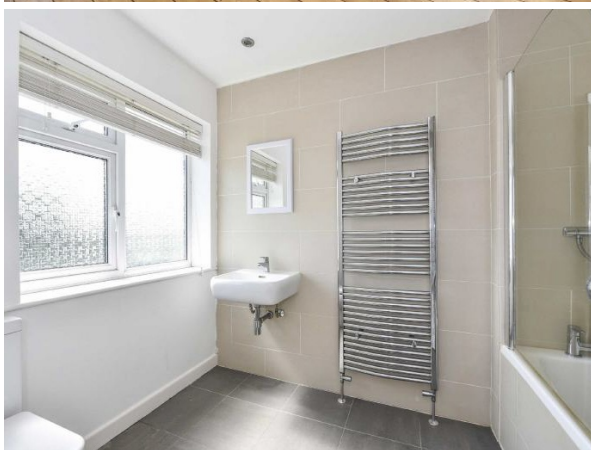




Guide Price £675,000

Vipingo, Shoreside Walk, East Wittering, West Sussex, PO20 8DF





Vipingo, Shoreside Walk, East Wittering, West Sussex, PO20 8DF



5



3



2

EPC



C



E

A spacious detached house situated in this popular and convenient location within only 300m of both the beach and village centre shops. With a floor area in excess of 213 sqm the property has a light aspect and stands in pretty, established gardens with an 'in out' gravel drive and a private west facing rear garden. The property has gas central heating, double glazing and wood flooring to most of the ground floor. The property is being sold with no onward chain.

Enclosed Entrance Porch:

Entrance Hall;
Stairs to first floor with cupboard under.

Family Room/Bedroom Four:
(E) Built in storage cupboards. Door into lobby.

Shower Room:
Full width shower unit with mains shower, low level w.c. and wash hand basin.

Lobby:
Access to the drive and into the Garage and a Conservatory.

Conservatory:
(S) Door to garden.

Sitting Room:
(S and W) Wood burning stove. Sliding doors to Conservatory and double doors opening into the dining area.

Kitchen/Dining Room:

(S and W) Kitchen Area: Picture window overlooking the rear garden. Range of units with 1 1/2 inset sink unit, Bosch 5 burner gas hob with stainless steel hood over, two Siemens built in cookers, Siemens integrated dish washer.

Dining area: Bi-fold doors leading into Conservatory.

Conservatory:
(S and W) Two sets of sliding double doors into garden.

Landing:
(N) Access to large loft.

Bedroom One:
(S and W)

Bedroom Two:
(E and S)

Bedroom Three:
(W)

Bathroom:
(E) Bath with mains shower over, wash hand basin and low level w.c.

Separate W.C.:
Low level w.c. and wash hand basin.

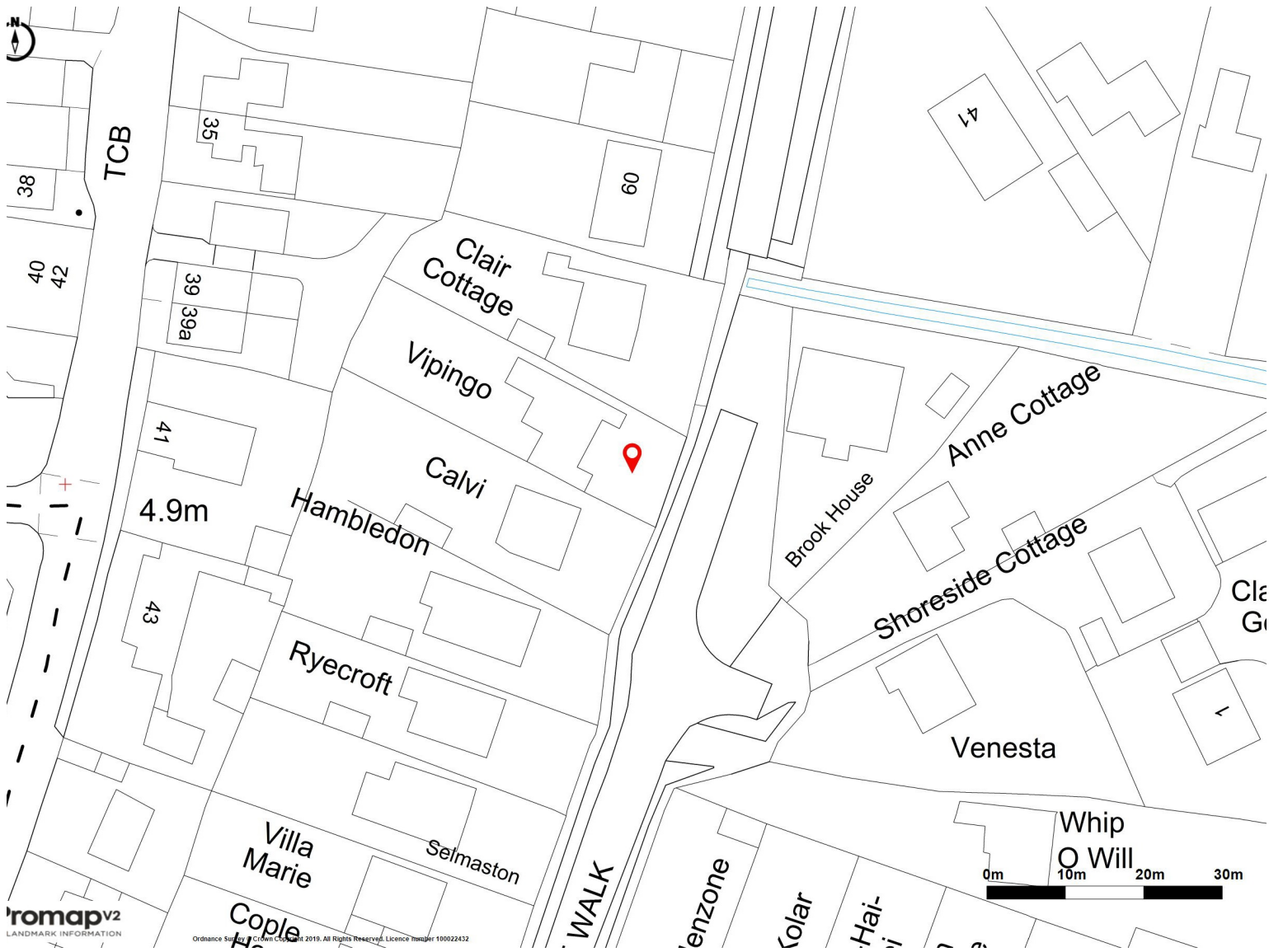
Garden:
The established gardens are a particular feature of the property facing west at the rear, offering privacy and containing mature trees and specimen shrubs.







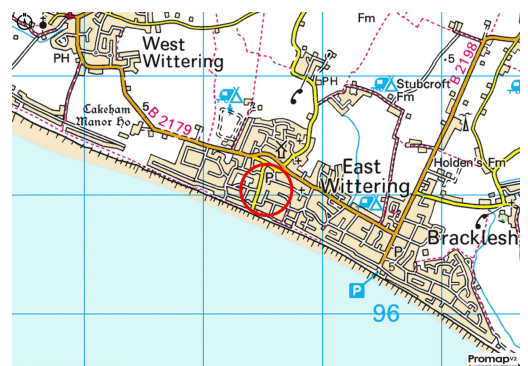




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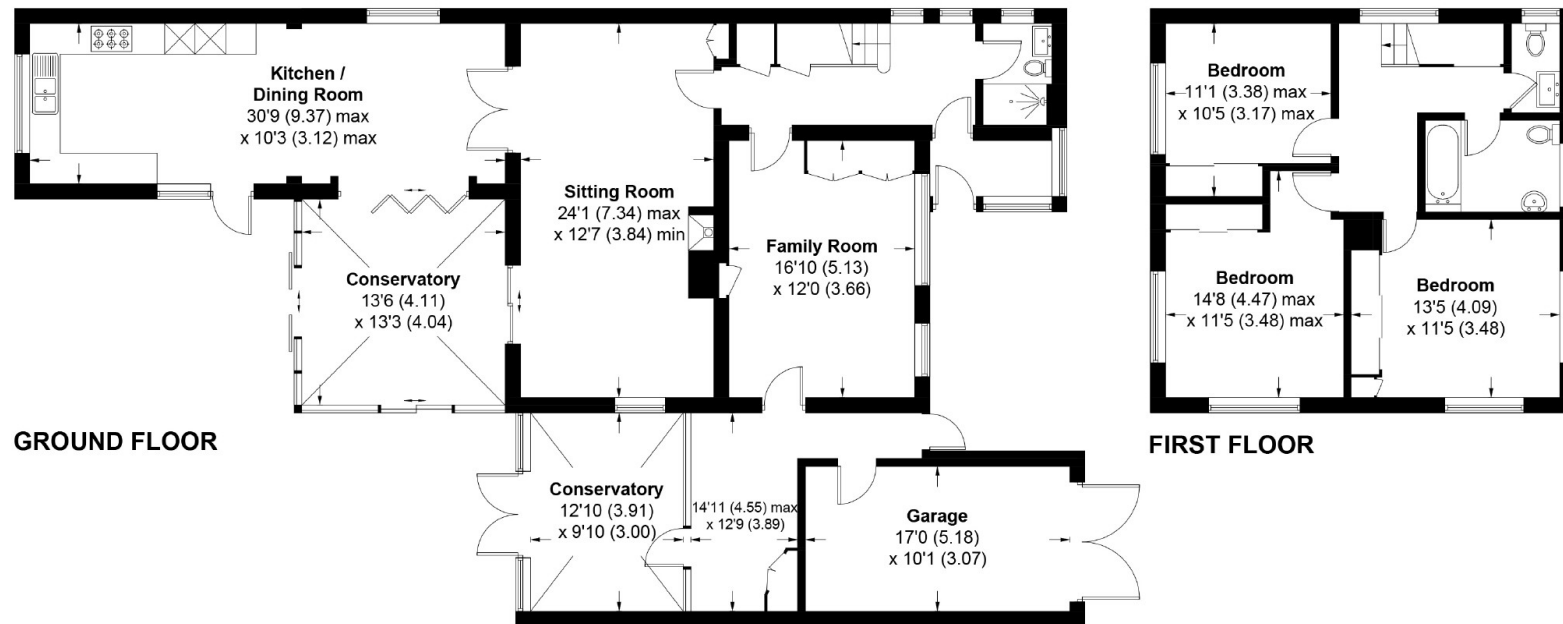
i **NEAREST**

- SHOPS 0.25 mile
- SCHOOL 0.30 mile
- BEACH 0.25 mile
- BUSES 0.25 mile
- TRAINS 6.9 miles



Vipingo, Shoreside Walk, East Wittering, PO20 8DF

APPROXIMATE GROSS INTERNAL AREA = 2299 SQ FT / 213.6 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. (ID567465)

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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