



Guide Price £387,500
10 Cunliffe Close, West Wittering, West Sussex, PO20 8LU





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Situated in a popular private close within the heart of West Wittering village, a three bedroom house situated less than a mile from the National Trust protected 'East Head' and the private West Wittering Estate plc. beach.

Sitting / Dining Room

Feature bay window overlooking the front garden and stone surround fireplace with gas fire. Understairs cupboard.

Inner Hall

Stairs to the first floor.

Cloakroom

Wc and wash basin.

Conservatory

With doors leading to the rear garden.

First Floor Landing

Airing cupboard.

Bedroom 1

Built in double door cupboard.

Bedroom 2

Built in double door cupboard and wash basin.

Bedroom 3

Built in cupboard.

Bathroom

Bath, wc and wash basin.

Outside

The front garden area is open-plan and mainly lawned. The rear garden is mainly paved with mature shrub borders and pedestrian rear access.

Garage

Situated nearby in a block with an up and over door with parking to the front of the garage.

Note

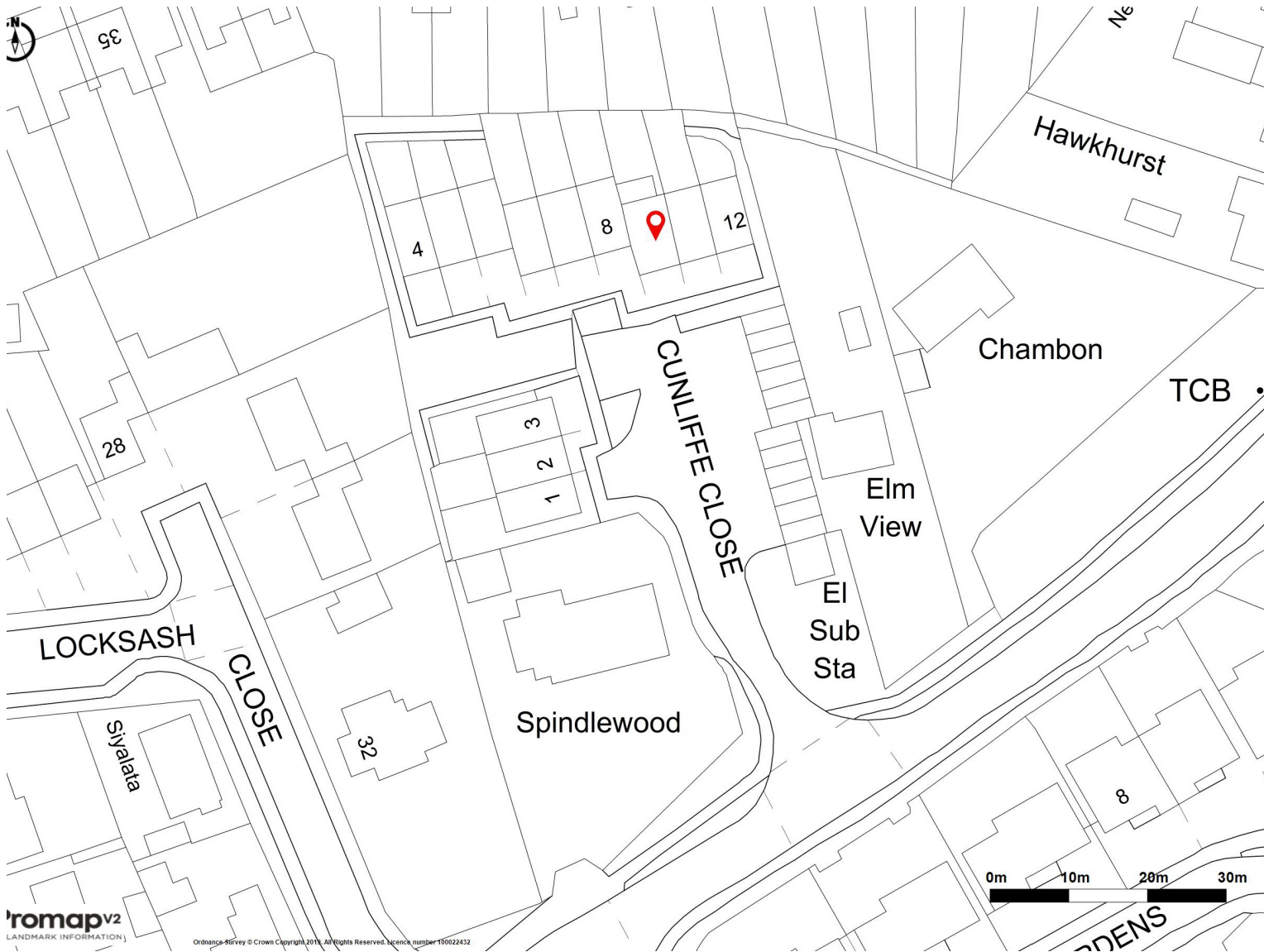
The property is freehold and the Close is jointly owned by all owners on a share freehold basis. We understand an annual contribution is made for the upkeep of landscaped areas etc.

Viewing

By appointment please with Baileys. 01243 672217







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NEAREST

- SHOPS** 0.1 miles
- SCHOOL** 0.2 miles
- BEACH** 0.75 miles
- BUSES** 0.1 miles
- TRAINS** 7.2 miles

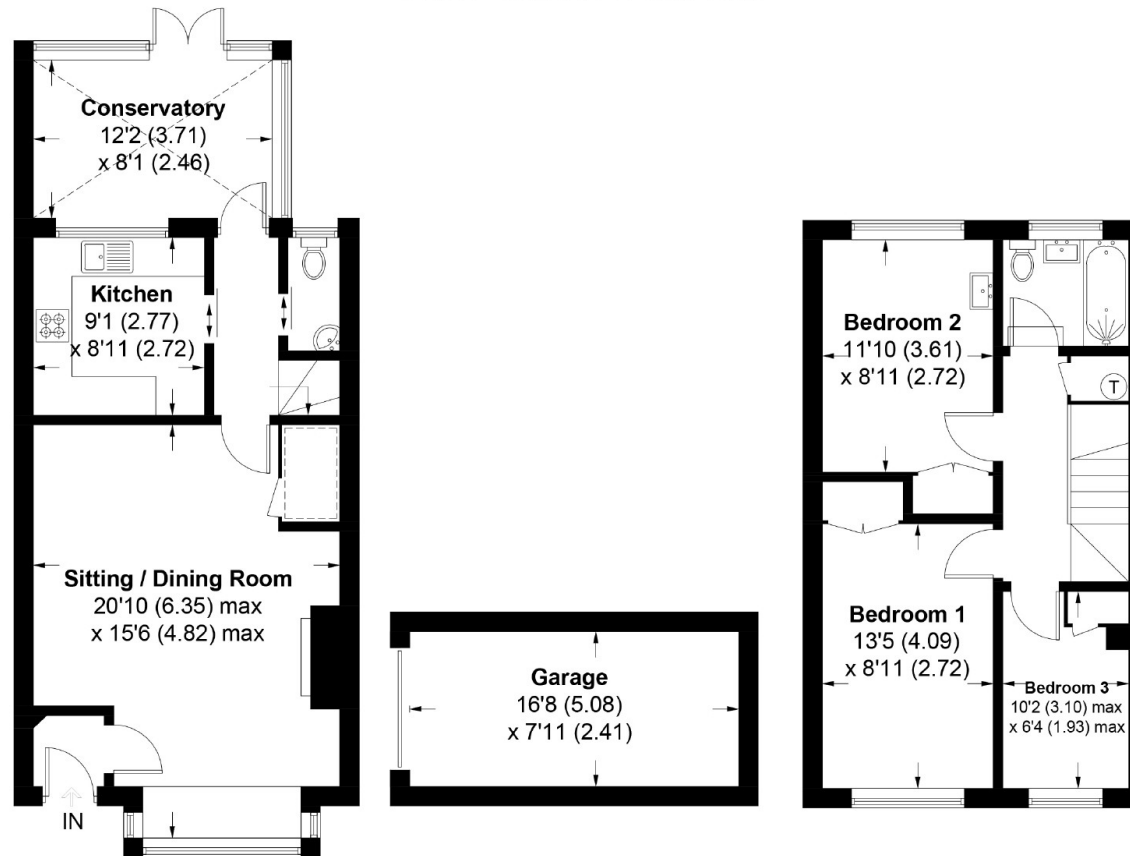


Cunliffe Close, West Wittering, PO20

APPROXIMATE GROSS INTERNAL AREA = 982 SQ FT / 91.2 SQ M

GARAGE = 131 SQ FT / 12.2 SQ M

TOTAL = 1113 SQ FT / 103.4 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. (ID575134)

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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