



Guide Price £375,000

53 Russell Road, West Wittering, West Sussex, PO20 8EF







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A three bedroom semi-detached bungalow, situated in a cul-de-sac location on the outskirts of East Wittering village within the parish of West Wittering.

Entrance Porch  
Door to Sitting Room

Sitting Room  
A well proportioned room with feature fireplace and "picture window" view over the front garden.

Kitchen/Breakfast Room  
With floor and wall mounted kitchen units with fitted worktops and inset sink. Boiler cupboard with wall mounted Valiant gas fired boiler. Larder cupboard, part shelved. Further built in storage cupboard with electricity meters.

Lean to Conservatory  
Part glazed with door to the rear garden. Space and plumbing for a washing machine.

Bedroom 1

Bedroom 2

Bedroom 3

Bathroom  
Comprising a panelled bath with shower over. Wc and wash basin.

Outside  
The front garden is mainly lawned with flower beds and mature hedging and includes a feature Monkey Puzzle tree - Araucaria araucana. There is a footpath to the front, leading to the side and rear garden areas. Situated to the side of the property is a timber garden shed with pathway leading to the rear garden, which is west facing and mainly laid to lawn.

Parking  
Currently on road - the property is situated at the end of Russell Road and there is potential to create off road parking within the curtilage of the front garden.

Viewing  
By appointment with Baileys 01243 672217









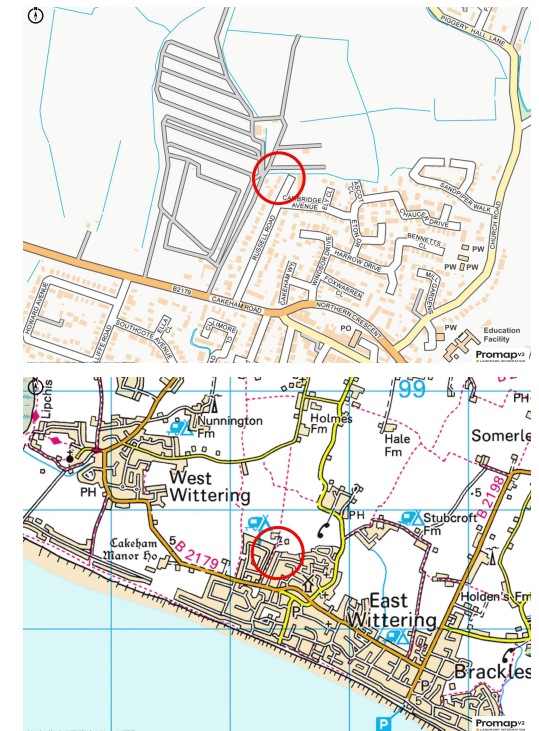




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## NEAREST

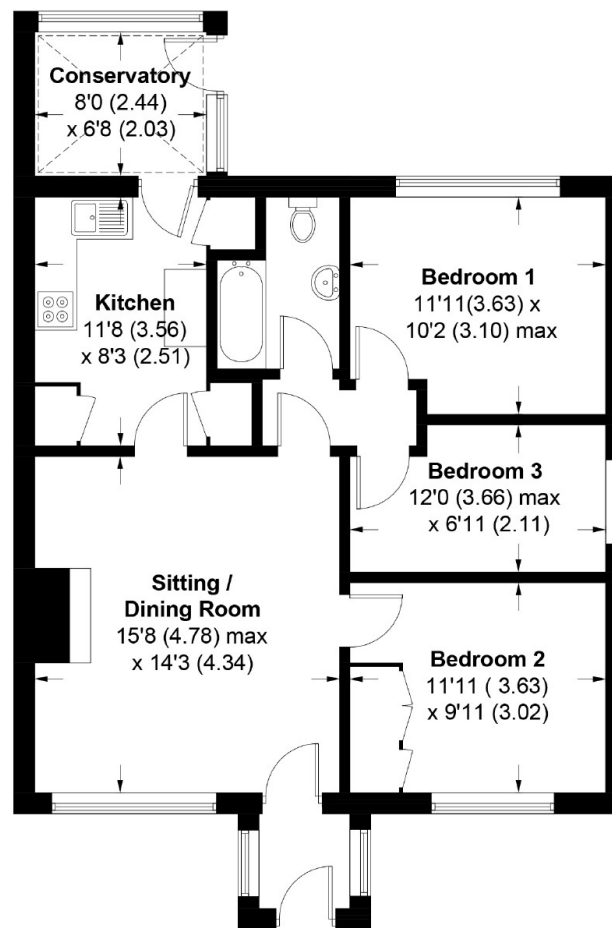
- SHOPS** 0.5 miles
- SCHOOL** 0.6 miles
- BEACH** 0.5 miles
- BUSES** 0.3 miles
- TRAINS** 7.7 miles





## Russell Road, West Wittering, PO20

APPROXIMATE GROSS INTERNAL AREA = 833 SQ FT / 77.4 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. (ID628527)

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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