



Guide Price £399,500

Runnelstone, 40 Oakfield Avenue, East Wittering, West Sussex, PO20 8BT





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A pretty detached 3/4 bedroom cottage offering character accommodation situated within the centre of the village in a cul-de-sac location and yet within only approximately 300m of the beach.

Built in the 1930's the property is well presented with a modernised kitchen, shower room and sun room/conservatory overlooking the private rear garden which leads to a single garage and off road parking. With gas fired central and upvc framed double glazing with leaded features,

Runnelstone would make an ideal permanent home or holiday home.

Entrance Hall:

Cloakroom: Wash basin and wc

Sitting Room: Feature open fireplace with stone hearth.

Dining Room: With doors to the front garden.

Kitchen/Breakfast Room: Comprising a range of floor and wall mounted cupboards and drawers with gas hob, and built in electric oven and cooker filter hood above. Integrated washing machine and dishwasher. Fridge/freezer. Door to rear porch.

Rear Porch/Utility Room.

Bedroom One.

Sun Room/Garden Room: With vaulted ceiling and doors to the rear garden.

Shower Room: walk in shower, low level wc and wash basin

Bedroom Two/Study.

First Floor.

Bedroom Three.

Dressing Room/Bedroom Four.

Outside: The front garden is southerly facing with a sun terrace and the private rear garden is enclosed with a paved terrace area and pedestrian rear access to the garage and rear entrance.

Single Garage with electric up and over door.

Viewing: By appointment with the office please, 01243 672217.







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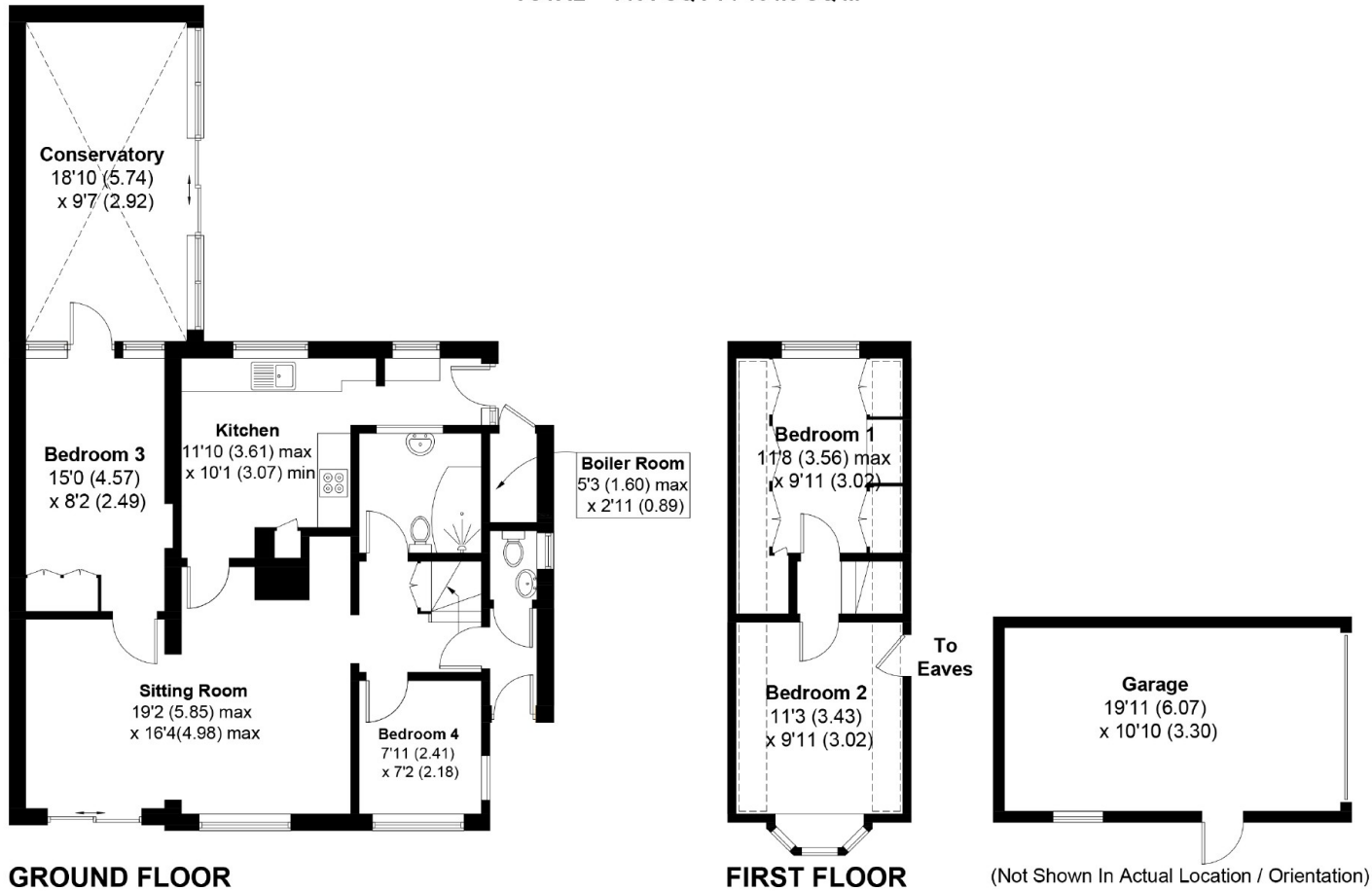
i **NEAREST**

-  **SHOPS** 0.1 miles
-  **SCHOOL** 0.2 miles
-  **BEACH** 300 metres
-  **BUSES** 0.1 miles
-  **TRAINS** 7 miles



40 Oakfield Avenue, East Wittering, PO20

APPROXIMATE GROSS INTERNAL AREA = 1236 SQ FT / 114.8 SQ M
(INCLUDING BOILER ROOM)
GARAGE = 215 SQ FT / 20.0 SQ M
TOTAL = 1451 SQ FT / 134.8 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. (ID427613)

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