



Guide Price £285,000

14 Downview Close, East Wittering, West Sussex, PO20 8NS





14 Downview Close, East Wittering, West Sussex, PO20 8NS



1



2



1

EPC



C



C

An extended and well presented end of terrace home, with light and spacious open plan downstairs living accommodation, situated toward the eastern side of East Wittering village overlooking a recreation field to the rear and greensward to the front.

The open plan Kitchen/Dining area has sliding doors opening onto the easily maintained rear garden, plus a separate utility room and downstairs cloakroom with wash basin and wc.

To the side of the property is a useful additional room which may be suitable as home/office or studio space with separate access from the front of the property. With double glazing, a gas fired boiler and electric panels on the roof, the property should return reasonable running costs as reflecting in the EPC ratings.

On the first floor are two good sized first floor bedrooms and a bathroom. Bedroom 1 has potential for conversion into two bedrooms subject to consents that may apply. Bedroom 2 situated at the rear of the property enjoys views over the recreation ground.

With parking to the front and a garage to the rear towards farmland and the South Downs in the distance .

Entrance Porch

Open Plan Sitting/Dining Room/Kitchen

Utility

Cloakroom

Bedroom 1

Bedroom 2

Bathroom

Outside

Landscaped front garden area with off road parking area. Rear landscaped garden with patio area and artificial lawn for ease of maintenance.

Office/Studio

Accessed via a separate door from the front of the property.

Garage

Situated in a nearby garage compound to the rear of the property.

Viewing

By appointment with Baileys 01243 672217







i **NEAREST**

- SHOPS** 0.45 miles
- SCHOOL** 0.2 miles
- BEACH** 0.3 miles
- BUSES** 0.1 miles
- TRAINS** 7 miles

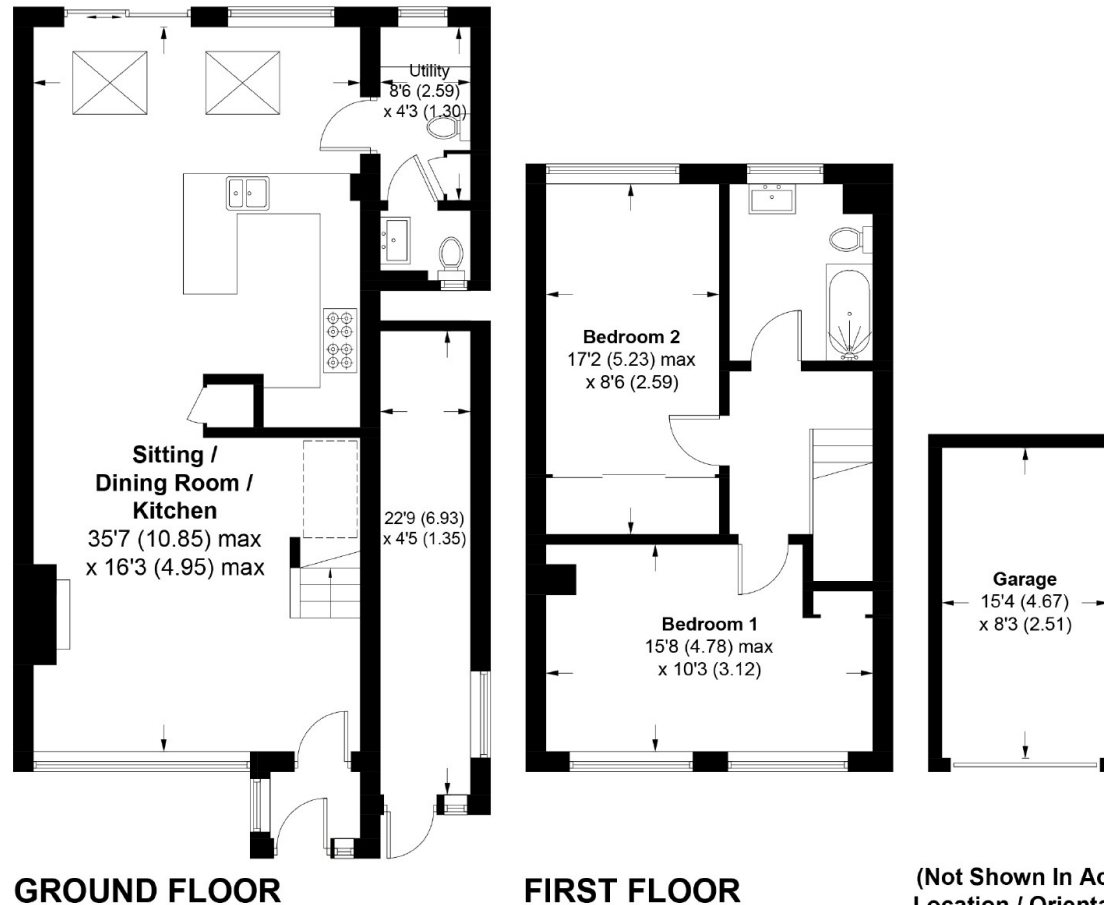


14 Downview Close, East Wittering, PO20

APPROXIMATE GROSS INTERNAL AREA = 1236 SQ FT / 114.8 SQ M

GARAGE = 125 SQ FT / 11.6 SQ M

TOTAL = 1361 SQ FT / 126.4 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. (ID547895)

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.

17 Shore Road, East Wittering, Chichester, West Sussex, PO20 8DY

01243 672217

info@baileys.uk.com

www.baileys.uk.com

