



Guide Price £495,000

Rosemead, 16 Holmwood Close, West Wittering, West Sussex, PO20 8AR





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Situated in this popular private close right in the centre of West Wittering village, a spacious two bedroom detached bungalow offered with immediate vacant possession. The local pub, cafe and village store are all close by while the stunning beach and Chichester harbour are both within about 1/2 a mile.

The property has both gas fired central heating and upvc framed double glazing.

Entrance Hall:
Cloaks cupboard. Airing cupboard.

Kitchen:
Comprehensive range of built in wall and floor cupboards with a gas hob, double oven, integral fridge and freezer, space for a further fridge and washing machine. Door to paved side area and garage.

Dining Room:
Arch through in to sitting room.

Sitting Room:
Double aspect. Gas fire set into fire place surround. Sliding doors leading in to the Conservatory.

Conservatory:
Tiled floor and double radiator for winter use. Double doors to garden.

Bedroom One:
Two double built in wardrobe cupboards.

En-Suite Bathroom:
Fully tiled. Panelled bath and built in unit with recessed wash hand basin and w.c.

Bedroom Two:
Double built in wardrobe cupboard.

Family Shower Room:
Full width shower cubicle with glass sliding door. Built in unit with recessed wash basin and w.c.

Outside:

Garden:
The garden is attractively laid with stone paving and is enclosed with established hedging providing privacy. There is a further paved area with access in to the double garage and a gate leading to the gravelled drive.

Double Garage:
Up and over door. Light and power, Gravelled drive with further parking for two cars.

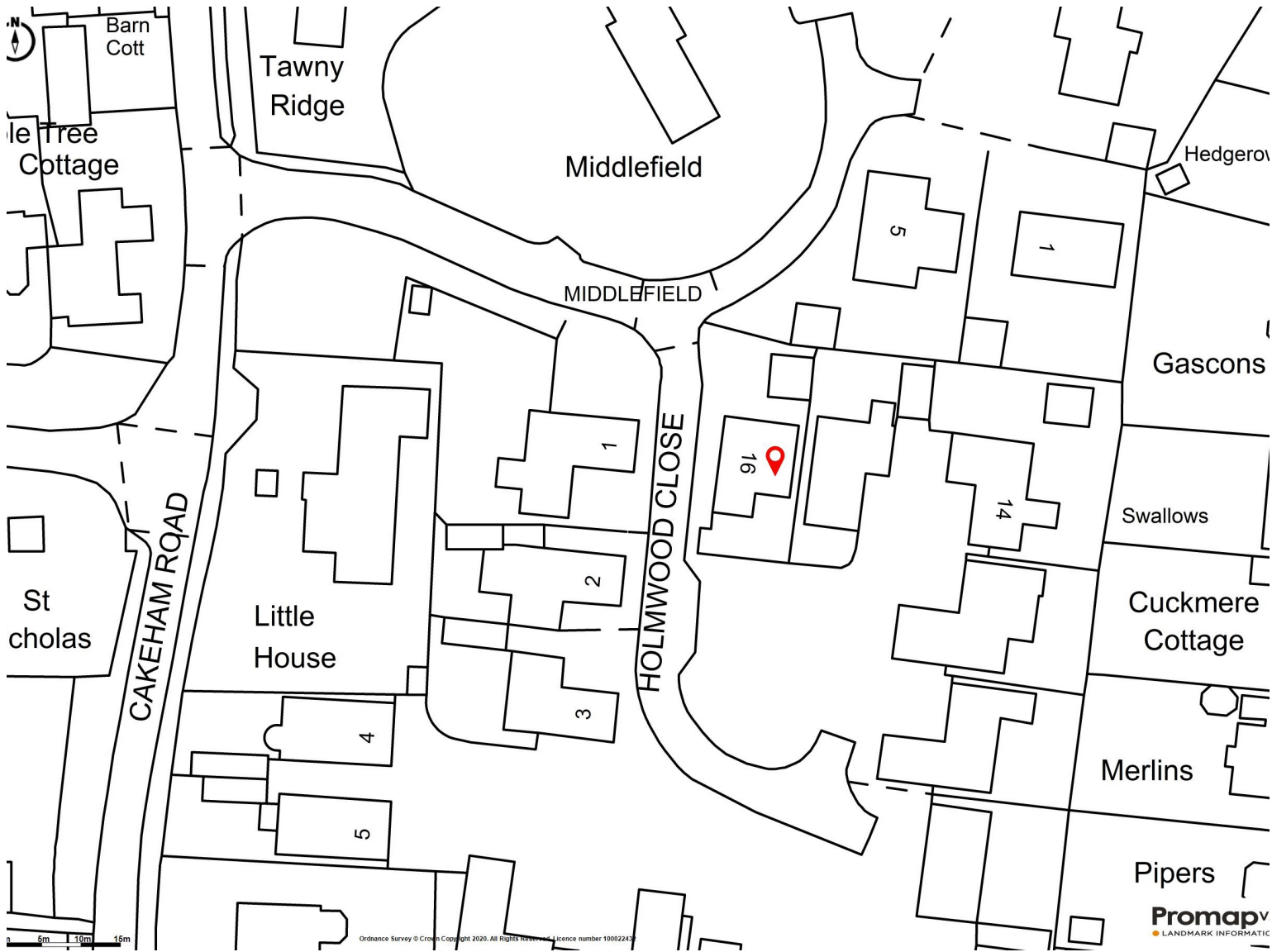
Viewing:
By appointment with the office please, 01243 672217.










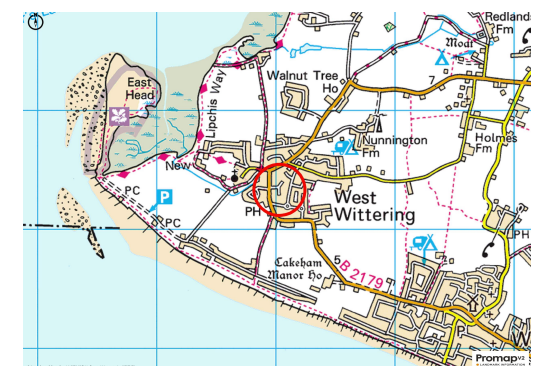




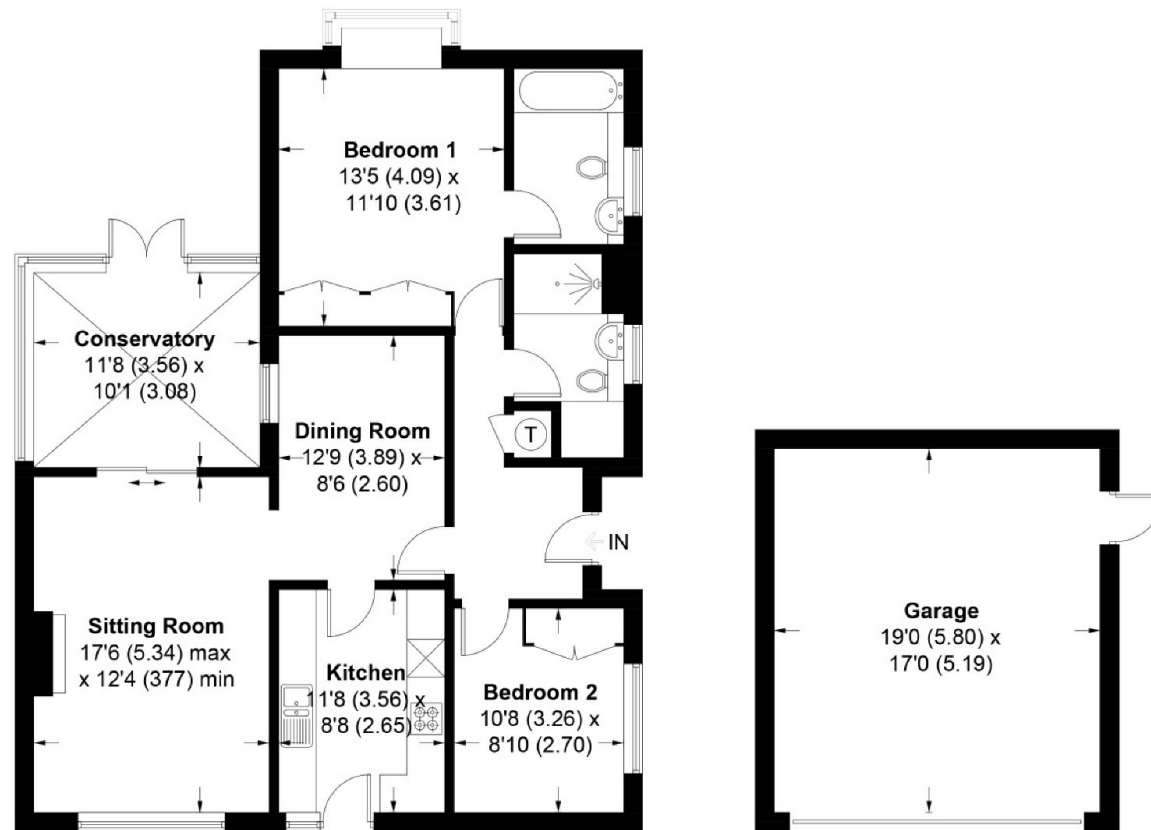


i **NEAREST**

-  **SHOPS** 0.25 mile
-  **SCHOOL** 0.25 mile
-  **BEACH** 0.5 mile
-  **BUSES** 200 yards
-  **TRAINS** 7 miles



Rosemead, 16 Holmwood, PO20 8AR
APPROXIMATE GROSS INTERNAL AREA = 1050 SQ FT / 97.6 SQ M
GARAGE = 326 SQ FT / 30.3 SQ M
TOTAL = 1376 SQ FT / 127.9 SQ M



(Not Shown In Actual Location / Orientation)

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. (ID 638884)

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

01243 672217

info@baileys.uk.com

www.baileys.uk.com

