



Price £650,000

2 Old Barn Court, Barn Walk, East Wittering, West Sussex, PO20 8DG





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Situated in a private, gated development just 50m back from the beach and about 350m from the village centre, a spacious detached, chalet style property offered with immediate vacant possession. The rooms are well proportioned and the layout offers a generous amount of storage including wardrobes to all bedrooms. The kitchen/dining room is offered with all of the appliances, many integrated and there is a separate utility room.

Entrance Hall: Double doors leading into Living Room.

Large Cloakroom: recessed w.c and vanity unit.

Living Room: (E) Double doors leading on to the garden.

Inner Hall: Under stairs cupboard. Large cloaks cupboard.

Kitchen/Breakfast Room: (N and E) Range of beech floor and wall units with 1 ½ bowl inset sink unit. 'Neff' Gas hob and electric oven with hood over. Integrated fridge and freezer and 'Neff' dishwasher. Ceramic tiled floor.

Utility Room: (E) Sink unit with plumbing for washing machine and space for tumble dryer. Door to garden.

Bedroom Three: (N) Double built in wardrobe cupboard.

En-Suite Shower Room: (W) Fully tiled corner shower unit with mains unit. Recessed wc with adjoining vanity unit. Ladder radiator. Half tiled walls. Ceramic tiled floor.

First Floor Landing: Deep storage cupboard.

Bedroom One: (W) Two double built in wardrobe cupboards. Bay window with sea view.

Bedroom Two: (N) double built in wardrobe cupboard.

Family Bathroom: Part tiled with panelled bath having a shower/mixer attachment. Adjoining vanity unit and w.c. Ladder radiator.

Outside:

Garden: The rear garden is completely enclosed for privacy and is laid to lawn. Paved patio and small deck area.

Garage: Up and over door with light and power. Additional parking to the front.

Viewing: By appointment with the office, please.





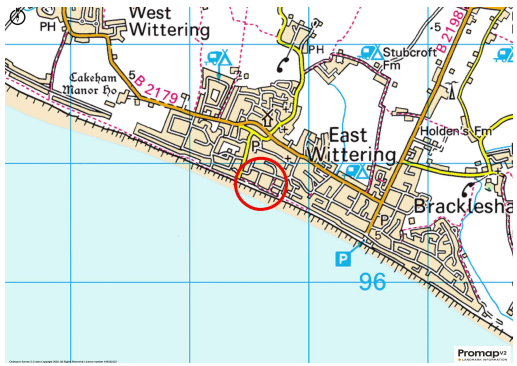


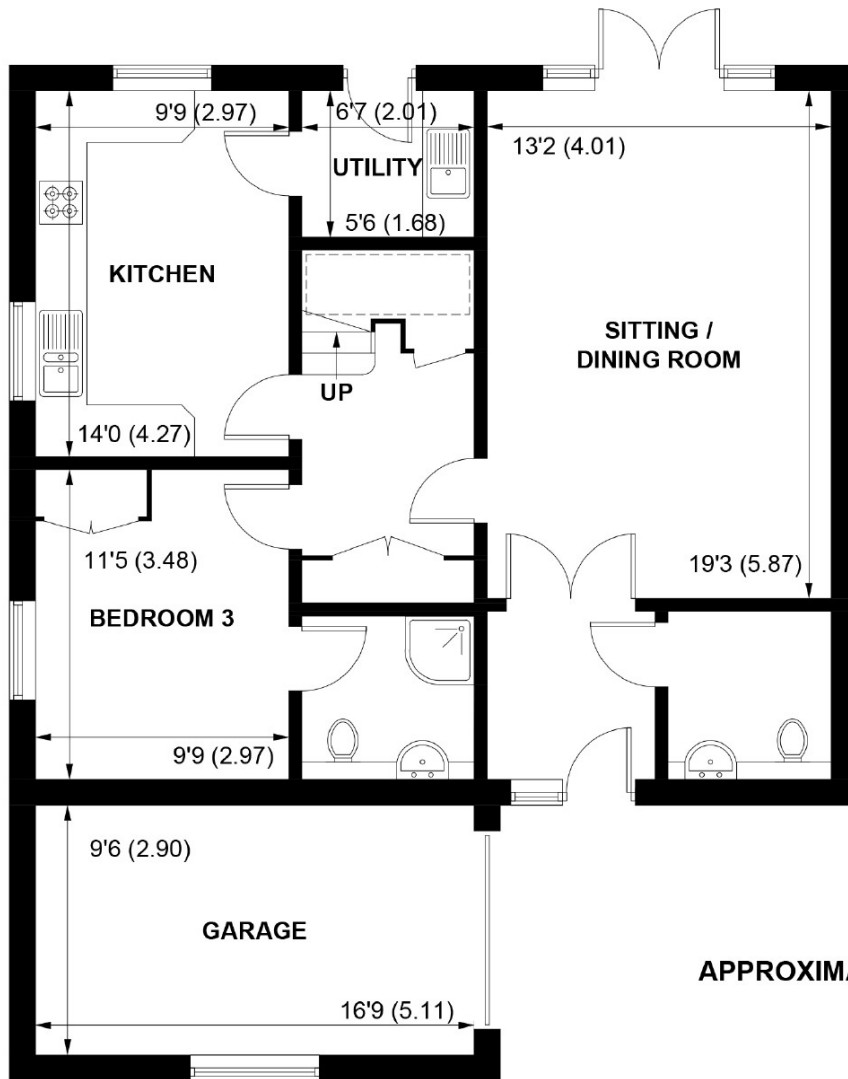




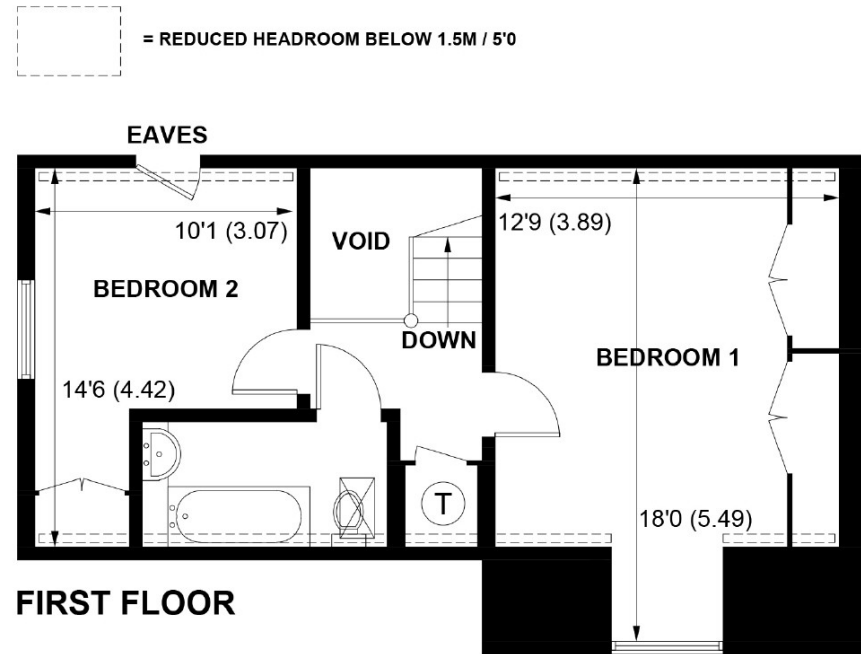
i **NEAREST**

- SHOPS** 300 yards
- SCHOOL** 0.4 mile
- BEACH** 60 yards
- BUSES** 350 yards
- TRAINS** 7.1 miles





GROUND FLOOR



FIRST FLOOR

APPROXIMATE GROSS INTERNAL AREA = 1227 SQ FT / 114 SQ M

GARAGE = 159 SQ FT / 14.8 SQ M

TOTAL = 1386 SQ FT / 128.8 SQ M

(EXCLUDING VOID)

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2020 ©

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