



Price Guide £535,000
4 Tower Place, Chichester, Sussex PO20 8QT





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A very spacious detached house, one of only four properties situated in this very desirable private close within just 300m of East Wittering village centre and 700 yards from the beach. The property benefits from having two reception room, four bedrooms with two bath/shower rooms and has an enclosed west facing rear garden with an open aspect.

Entrance Hall

Entrance porch leading to the entrance hall. Stairs with half landing to first floor. Cupboard under the stairs.

Cloak Room

W.C. and wash basin.

Sitting Room

(W) Full width. Fireplace with gas 'coal' effect fire. Sliding patio doors opening onto the rear, west facing garden.

Dining Room

(E and S) Double aspect. A well proportioned room with potential to create a kitchen/breakfast room subject to consents by opening up into the kitchen - if required.

Kitchen

(E and N) Comprising a range of floor and wall mounted units with fitted worktops and inset 1 1/2 sink unit. Built in electric cooker with ceramic hob and cooker hood over. Space for dishwasher, refrigerator, and freezer. Door to outside.

First Floor Landing

Double cupboard. Access to loft area.

Bedroom One

En-Suite Shower Room:

Full width shower cubicle with pedestal wash basin and low level w.c.

Bedroom Two:

(W) Built in wardrobe cupboards with sliding doors.

Bedroom Three:

(E)

Bedroom Four:

(W)

Family Bathroom

Panelled bath with separate shower cubicle. Wash hand basin with cupboard under and recessed w.c.

Gardens:

The front garden is open plan and laid to lawn with driveway areas providing off road parking leading to the garage. The rear garden has an open aspect and faces west. There is a full width terrace and it is laid mainly to lawn with attractive borders and is enclosed on all boundaries with established hedge and fencing.

Garage and Store

A single garage with up and over door, to the rear of the garage there is a very useful store room.

Agents note

There is a nominal charge for the maintenance of the communal areas in Tower Place currently of £10 per month.

Viewing

By appointment with Baileys - please call 01243 672217











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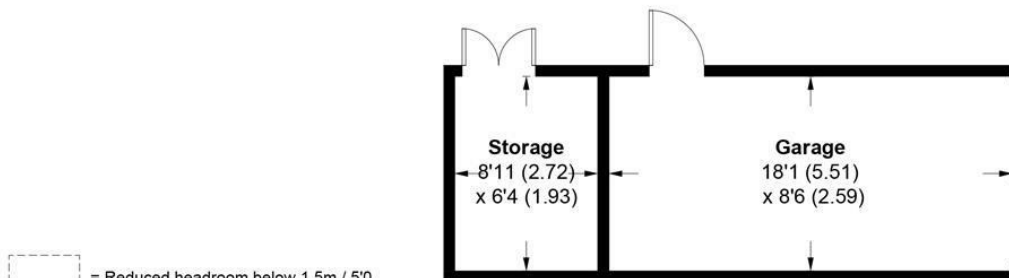
NEAREST

- SHOPS** 350 yards
- SCHOOL** 500 yards
- BEACH** 700 yards
- BUSES** 300 yards
- TRAINS** 6.8 miles

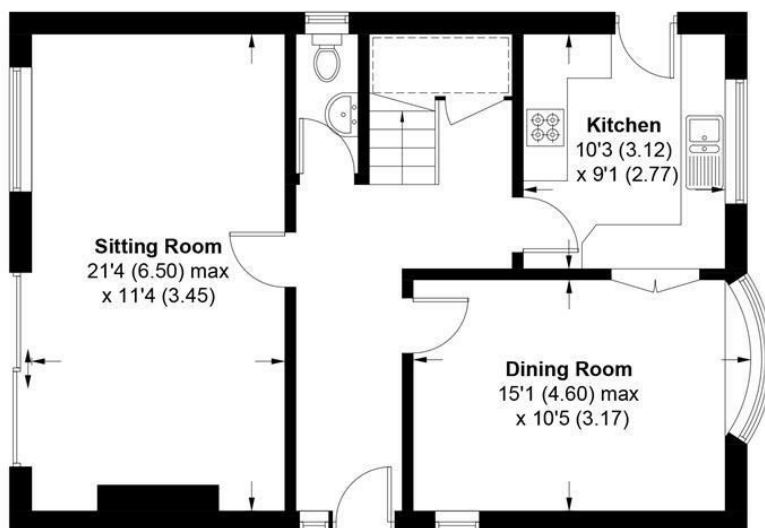


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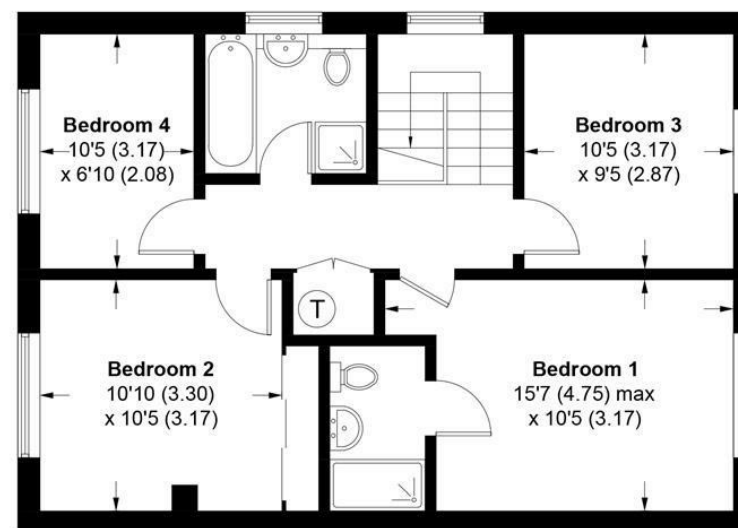
APPROXIMATE GROSS INTERNAL AREA = 1329 SQ FT / 123.5 SQ M
 GARAGE = 157 SQ FT / 14.6 SQ M
 STORAGE = 56 SQ FT / 5.2 SQ M
 TOTAL = 1542 SQ FT / 143.3 SQ M



(Not Shown In Actual Location / Orientation)



GROUND FLOOR



FIRST FLOOR

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. (ID689639)

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