



Price Guide £675,000

37 Russell Road, West Wittering, West Sussex PO20 8EF





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A detached 3 bedroom bungalow, situated in the parish of West Wittering village on the western outskirts of East Wittering village in a popular and sought after location.

The property is situated on the western side of Russell Road and enjoys a westerly aspect rear garden with decked area adjoining a good sized conservatory linked via double doors to the sitting room. With gas fired central heating and double glazing and a good sized driveway providing off road parking to the front and side of the property, there is further potential if required, for further extension - subject to necessary consents.

37 Russell Road is an ideal permanent residence or holiday home and an early viewing is highly recommended.

Virtual viewing video: <https://my.matterport.com/show/?m=nw4wqkAMq9m>

Entrance Porch

Entrance Hall

With inner hall area and doors to:

Sitting Room

With fireplace feature and double doors opening into the conservatory.

Conservatory/Garden Room

Double glazed conservatory doors and windows, with double doors to outside with electric panel heating.

Kitchen

Comprising a range of floor and wall mounted cupboards with inset sink and mixer tap and worktops, breakfast bar, integrated oven, electric hob and filter hood above. Space for free standing fridge freezer and washing machine. Door to outside.

Bedroom One

Bedroom Two

Bedroom Three

Bathroom

Comprising a white suite of panelled bath, wash basin and wc with tiled walls.

Outside

The property is approached via a long driveway area providing useful off road parking. The remainder of the front garden area is lawned with flower borders.

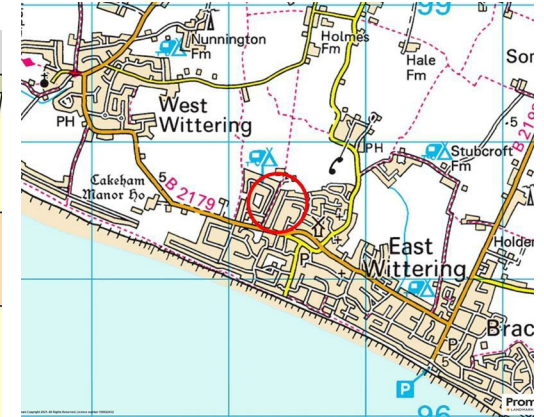
There is side access leading to the rear garden which is mainly lawned. Situated in the rear garden is a detached single garage/workshop and timber shed. The rear garden includes an area of decking adjacent to the conservatory with lawn and flower/shrub borders.











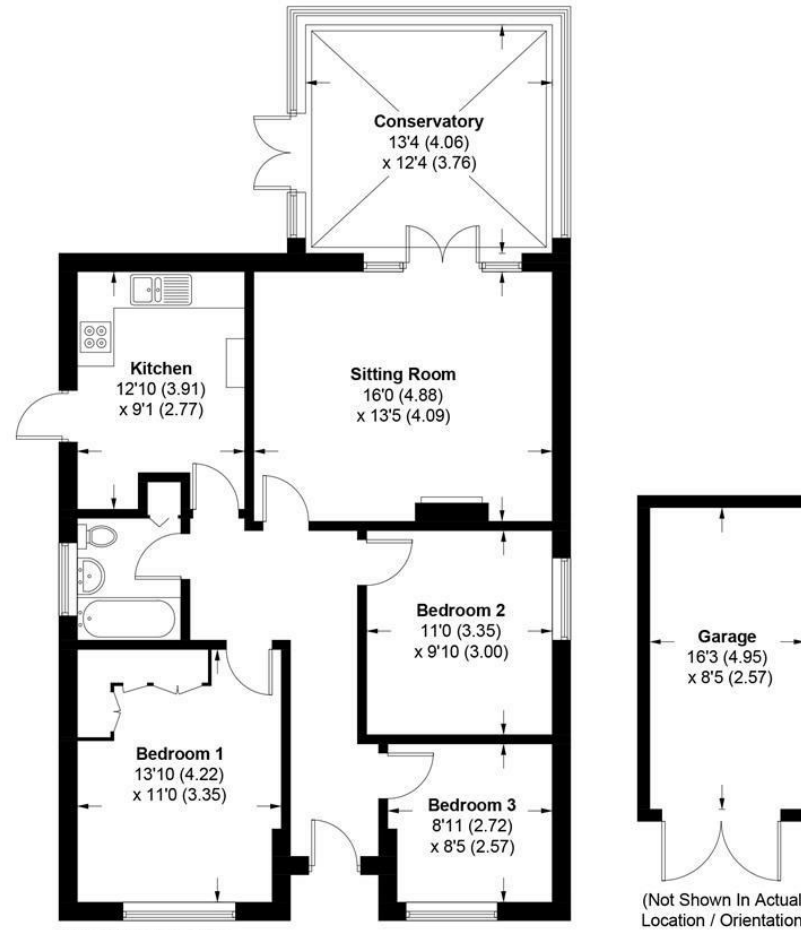
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APPROXIMATE GROSS INTERNAL

1,033 SQ FT / 96 SQ M

GARAGE = 136 SQ FT / 12.6 SQ M

TOTAL = 1,169 SQ FT / 108.6 SQ M



GROUND 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. (ID791429)

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