



Guide Price £340,000

47 Stocks Lane, East Wittering, West Sussex, PO20 8NH





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A detached and charming older style single storey character property set in cottage style gardens, within a few minutes walk from East Wittering village with its excellent variety of shops, a medical centre and library. East Wittering primary school and the beach are also close by.

There is huge potential for the property as a holiday home or permanent residence and viewing is highly recommended.

If you are considering a purchase with mortgage funding we recommend seeking the advice of a specialist mortgage provider, as the property may include non standard construction.

**Entrance Hall/Sun Lounge:** A south facing sun porch with doors leading to the Sitting room and also Bedroom 3

**Sitting Room:** Fire place feature. Double doors from Entrance Hall/Sun Lounge.

**Rear Lobby:** Accessed from the driveway and the rear garden.

**Dining Room:** Bay window area overlooking the rear garden. Hatch to loft. Archway to kitchen.

**Kitchen:** Range of floor mounted cupboards and shelving with inset stainless steel sink. Cooker, fridge and wall mounted Vaillant gas fired boiler for domestic hot water and central heating.

**Inner Hall:** With doors to Bathroom and Bedrooms 1 and 2.

**Bedroom One:**

**Bedroom Two:** Twin aspect

**Bedroom Three:** Bay window. Built in cupboard.

**Bathroom:** Corner shower, wc and wash basin.

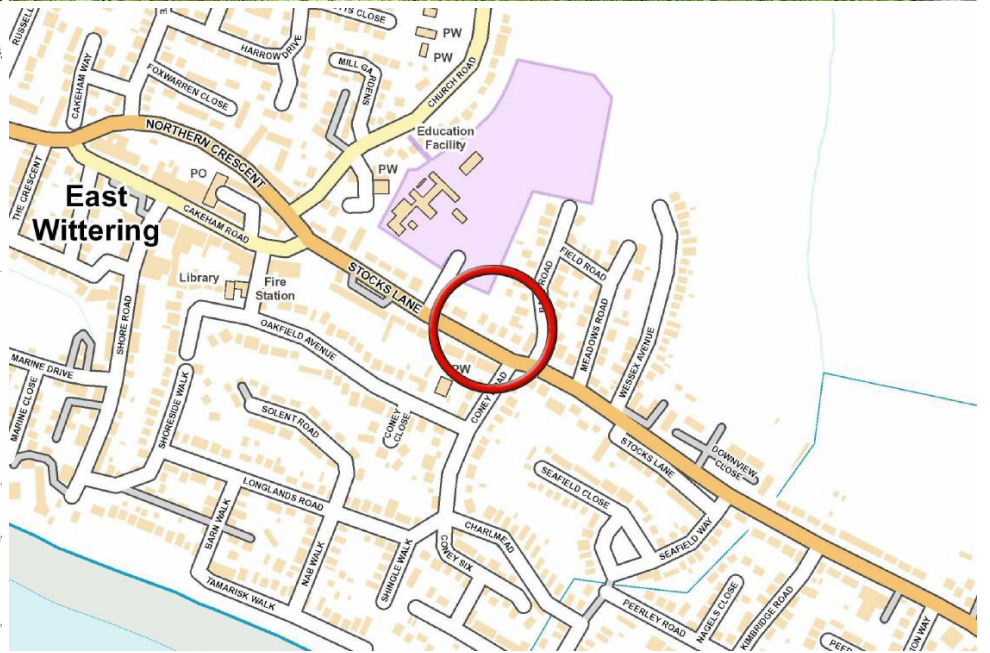
**Single Detached Garage:**

**Outside:** The property is approached via a driveway from Stocks Lane with off road parking. The mature cottage style gardens include a lawned area to the front with trees and flower borders. The rear garden includes gravelled flower beds and pathways including patio areas, greenhouse, garden shed and evergreen clipped shrubs.







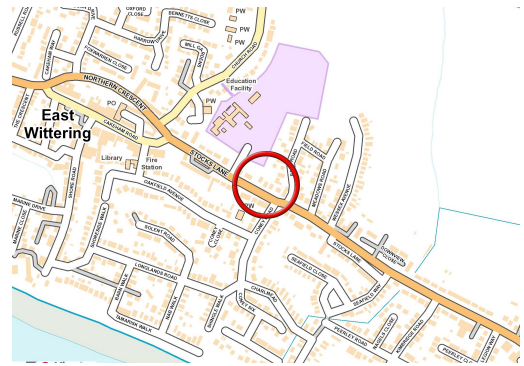




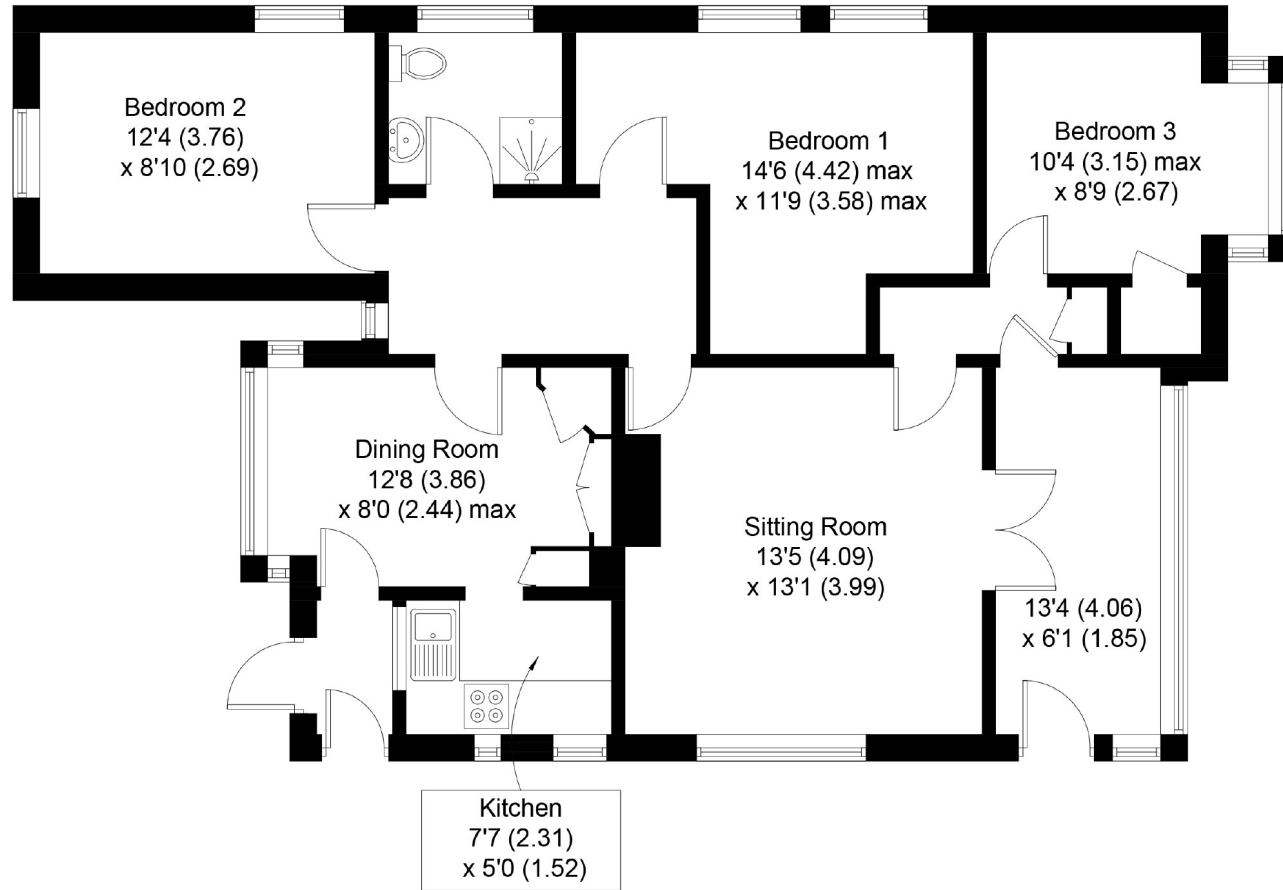
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**i** **NEAREST**

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



APPROXIMATE GROSS INTERNAL AREA = 927 SQ FT / 86.1 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. (ID405227)

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.

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