



Price Guide £550,000

19 Marine Drive, West Wittering, West Sussex PO20 8HE





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An older style 3 bedroom bungalow situated in a sought after location within a short walk of both the beach and shops, overlooking a green area to the front.

The garden to the rear enjoys a sunny south facing aspect and the property includes off road parking and a single garage. 'Greengates' would make a wonderful main home or holiday home with double glazed windows and electric heating and easily maintained gardens.

Virtual Viewing Link: <https://my.matterport.com/show/?m=isKE1h8gy2h>

#### Entrance Porch

Part double glazed with coats hanging area. Front door to:

#### Inner Hall

With built in airing cupboard and doors to:

#### Sitting Room

Twin aspect room with sliding doors to Conservatory.

#### Dining Room

Twin aspect room.

#### Conservatory

Comprises a double glazed conservatory/sun room with double doors opening onto the rear garden and patio with a southerly aspect and mono pitch roof.

#### Kitchen/Breakfast Room

Comprises a range of floor and wall mounted cupboards with inset stainless steel sink with mixer tap. Space for washing machine, electric cooker and refrigerator. There is a side door leading to a sheltered porch area and side access.

#### Bedroom 1

With bay window overlooking the green to the front.

#### Bedroom 2

With window overlooking the green to the front.

#### Bedroom 3

#### Shower/Cloak Room

Comprising a modern white suite of corner shower, wc and pedestal wash basin, tiled walls and wall mounted electric towel rail.

#### Outside

The property is approached via a driveway area providing off road parking. Single garage with up and over door to front. The rear garden is south facing and mainly lawned with a paved patio area adjoining the Conservatory and includes a detached timber garden shed and a detached greenhouse.

#### Viewing

By appointment with Baileys 01243 672217









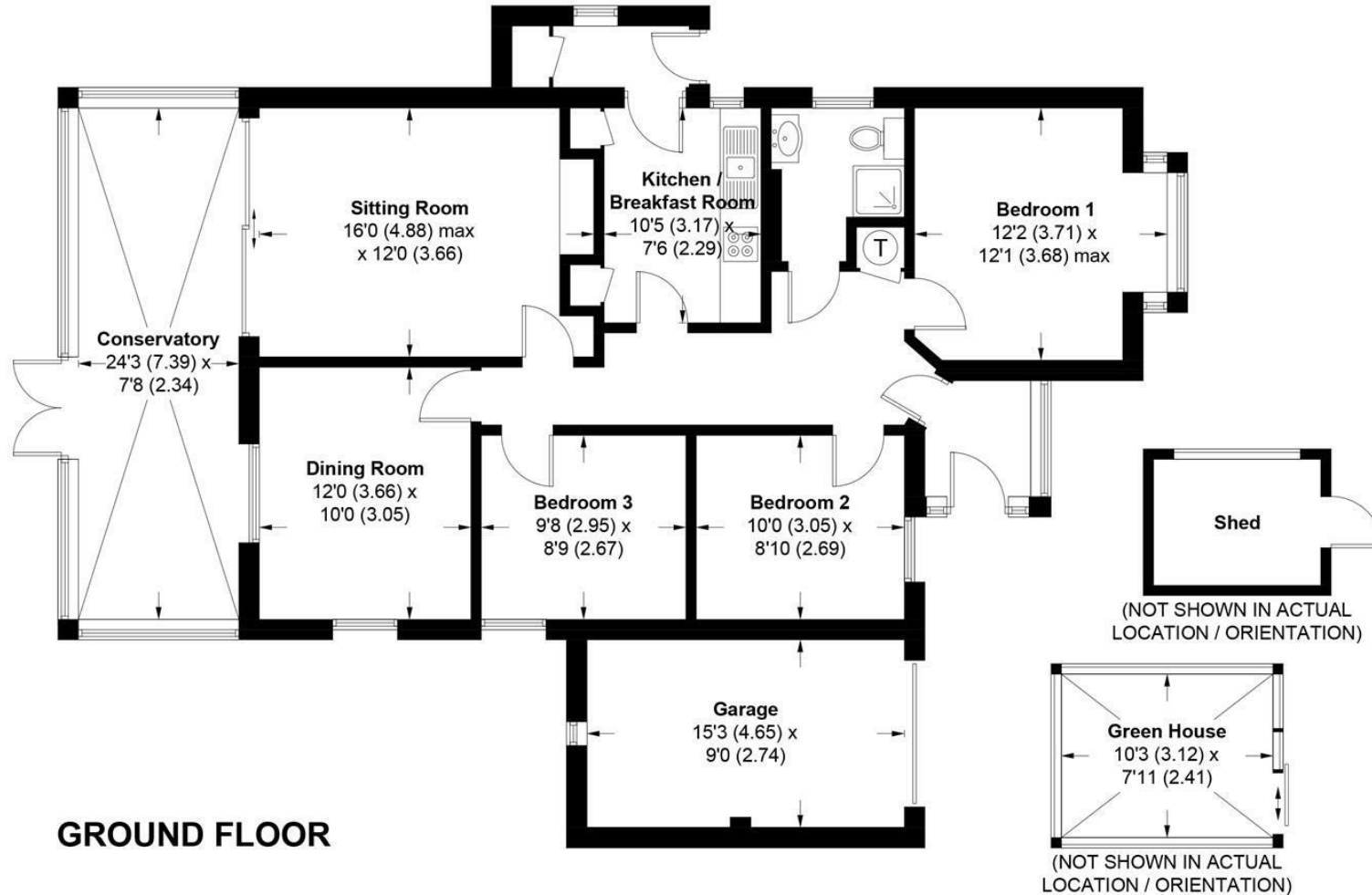


# Greengates 19, Marine Drive, PO20 8HE

APPROXIMATE GROSS INTERNAL AREA = 1195 SQ FT / 111 SQ M

GARAGE / GREEN HOUSE / SHED = 267 SQ FT / 24.8 SQ M

TOTAL = 1462 SQ FT / 135.8 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. (ID910384)

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