



Price Guide £675,000

'Wyndgate' Longlands Road, East Wittering, West Sussex PO20 8DE





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Situated in this very convenient location within only 150 m of the beach and 300 m of the village centre with its excellent variety of local shops, supermarkets and the health centre. A deceptively spacious detached chalet bungalow of approximately 1471 sq ft. Available with the advantage of no upward chain, upvc framed double glazing and gas fired central heating.

VIRTUAL VIEWING LINK: <https://my.matterport.com/show/?m=vuN5CA2XRmA>

ENCLOSED ENTRANCE PORCH: (W) Upvc framed glazed door and side panel.

ENTRANCE HALL: Radiator with cover. Small cupboard with electric meters. Built in storage cupboard.

LIVING/DINING ROOM: (W) A light and well proportioned room with an electric fire set into a fireplace. Two radiators. Stairs to the first floor. Sliding patio style doors leading into the conservatory.

CONSERVATORY: (E, S and N) Upvc framed double glazed construction with glass vaulted roof and ceramic tiled floor. Single door and double doors leading into the garden.

KITCHEN: (E) Range of wall and base cupboard units with inset single drainer sink unit. Dual fuel cooker, integrated fridge/freezer and plumbing for washing machine and dishwasher. Access into conservatory.

BEDROOM ONE: (E) Double fitted wardrobe with sliding doors. Radiator.

BEDROOM TWO: (W) Double fitted wardrobe with sliding doors. Radiator.

SHOWER ROOM: Shower cubicle with electric shower. wash hand basin with cupboard under. Ladder style radiator. Down lighters. Storage cupboard.

SEPARATE W.C. Low level suite. Electric wall mounted heater.

FIRST FLOOR:

LANDING/STUDY: Skylight window. Door into STORE ROOM. Door into BEDROOM THREE.

STORE ROOM. 'Worcester' gas fired combi boiler for domestic hot water and central heating.

BEDROOM THREE: Skylight window. Door to large under eaves storage area.

EN-SUITE SHOWER ROOM: Shower cubicle with mains shower unit. Low level w.c. and wash hand basin with cupboard under. Radiator.

OUTSIDE:

The front garden has a low brick wall with established screening.

The rear gardens are enclosed with a brick block wall and have pretty, established herbaceous borders with mature shrubs surrounding a lawn area providing excellent screening and privacy. Concrete path and patio. Large timber GARDEN SHED/WORKSHOP with power, light and workbench.

Concrete path leading to the garage.

GARAGE: Access is from Longlands Road. Electrically operated up and over door with light and power point, side door leading to the garden.

The garage has a concrete hard standing to the front providing additional parking.

SERVICES: All mains services are supplied.

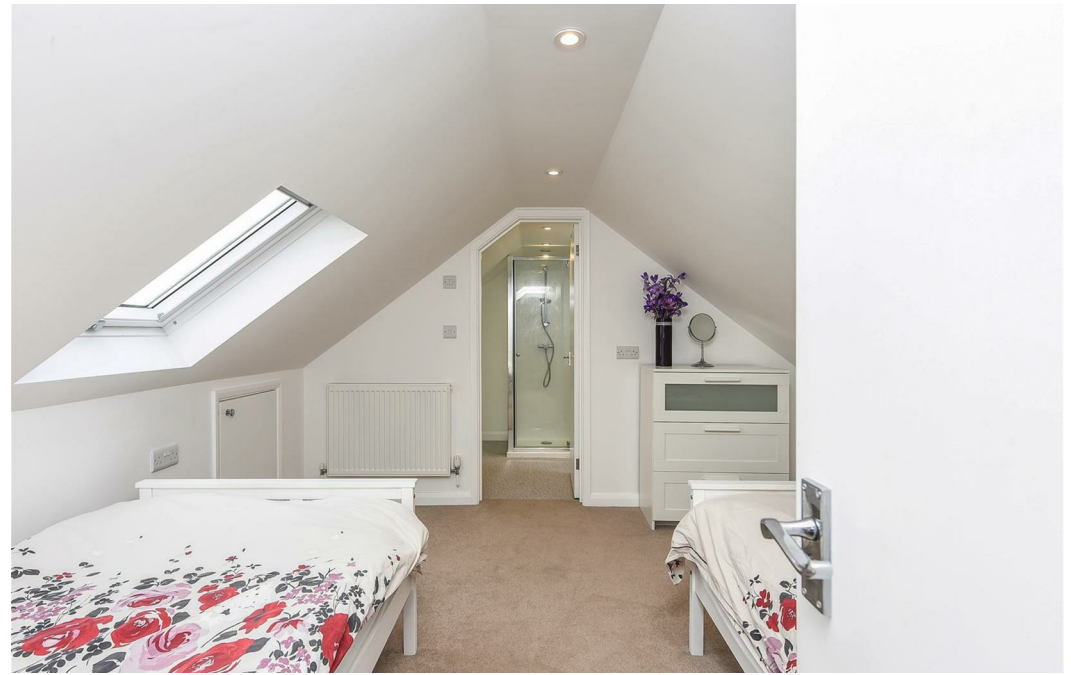
COUNCIL TAX: D

VIEWING: By appointment with the office please, 01243 672217.





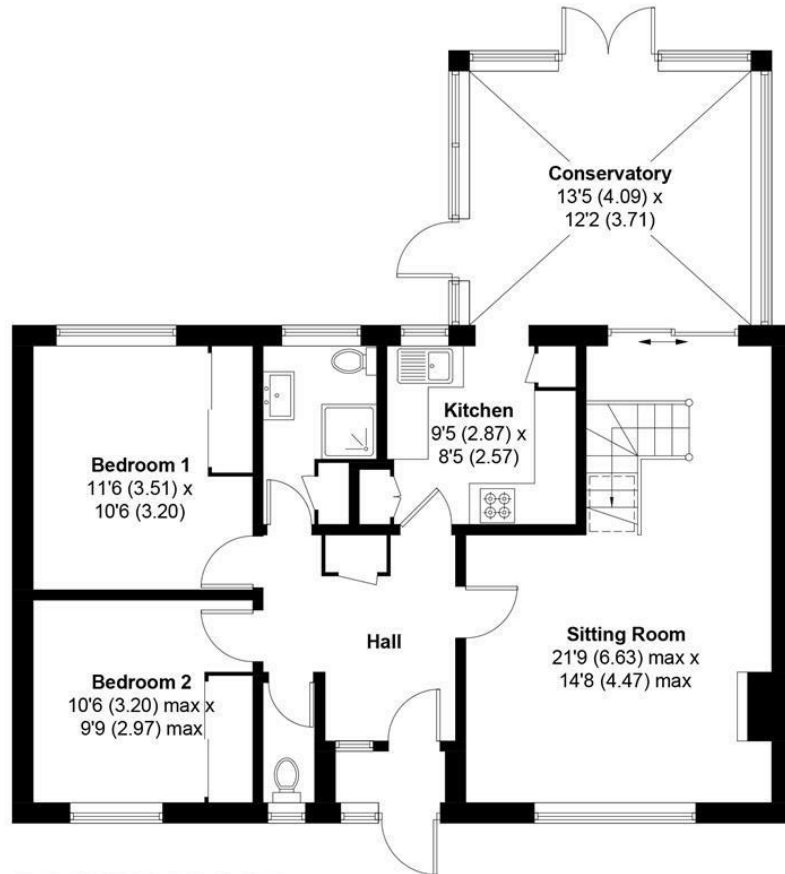




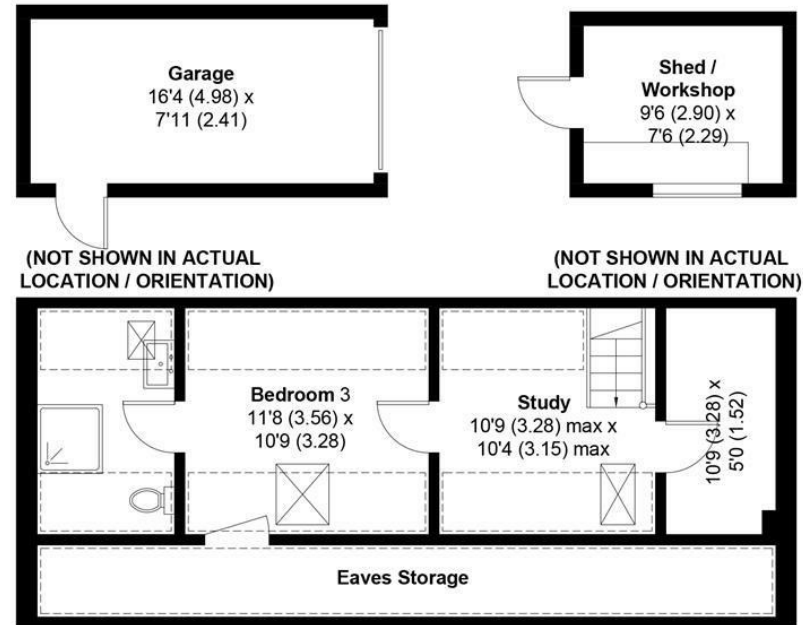


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APPROXIMATE GROSS INTERNAL AREA = 1471 SQ FT / 136.7 SQ M
OUTBUILDINGS = 201 SQ FT / 18.7 SQ M
TOTAL = 1672 SQ FT / 155.4 SQ M
(INCLUDING GARAGE / EAVES STORAGE)



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. (ID??????)

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