



Price Guide £550,000
Charlmead, East Wittering, Chichester, West Sussex PO20 8DN





01243 672217



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A detached bungalow situated in a popular location, close to the beach in an area called Charlmead to the east of East Wittering village.

The current owners purchased from us a few years ago and have recently upgraded the bathroom into a wet room complete with shower wash basin and toilet. The property is set up for limited mobility usage with mainly paved gardens for ease of maintenance. There is an extensive area of brick paving to the front of the property providing parking for a number of vehicles, plus a single garage. The windows are double glazed and heating is via electric storage heaters.

Viewing is highly recommended.

Entrance Hall

Leading to the inner hallway with built in cupboards including airing cupboard.

Cloakroom

With wc and corner wash basin

Living Room

Twin aspect room with feature fireplace and surround.

Dining Room

With doors opening into the rear garden and potential to create a further bedroom (3) or study. Archway to Kitchen

Kitchen

With door from hallway and archway from Dining Room, comprising an L shaped run of kitchen worktop with inset sink and built in floor and wall mounted cupboards. Space for cooker, washing machine, upright fridge freezer, tumble dryer and dishwasher.

Bedroom 1

With built in cupboards

Bedroom 2

Bathroom

Recently completed wet room comprising wc, washbasin and walk in shower.

Outside

The property is approached via a driveway area from a private road area in Charlmead leading to the property and garage providing useful off road parking. The rear garden is an enclosed courtyard style garden and enjoys a westerly aspect.

Garage

With up and over door to front and pedestrian door to rear garden.

Council Tax

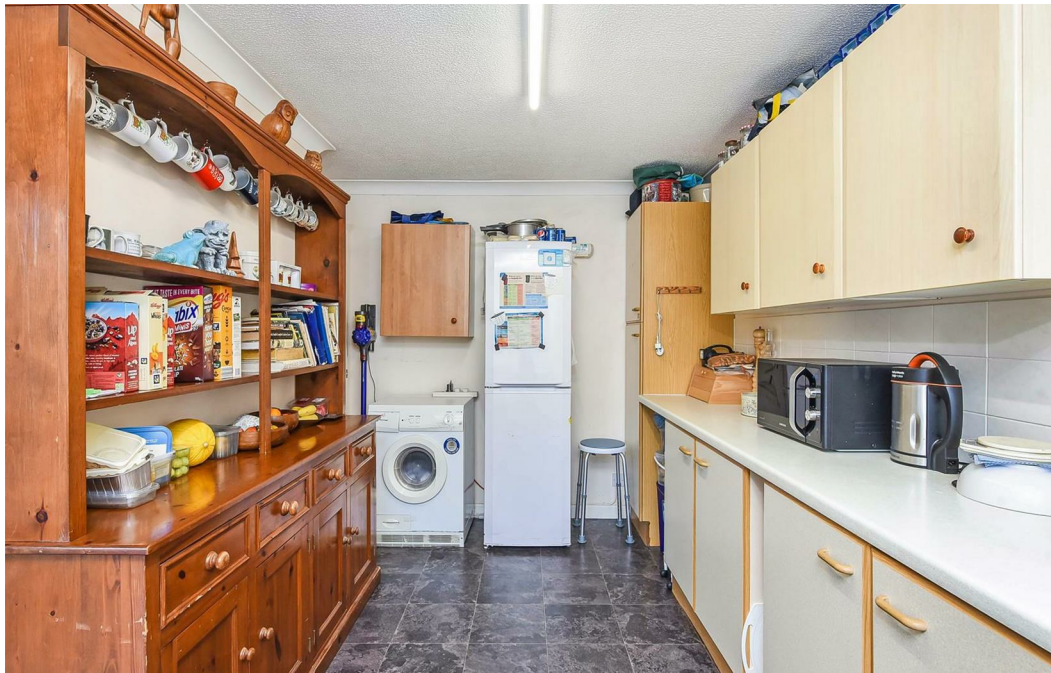
Band D

Services

Mains water, electricity and drainage.

Viewing

www.baileys.uk.com











Cornerways, Charlmead, PO20 8DY

APPROXIMATE GROSS INTERNAL AREA = 887 SQ FT / 82.4 SQ M

GARAGE / EXTERNAL CUPBOARD = 145 SQ FT / 13.5 SQ M

TOTAL = 1032 SQ FT / 95.9 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. (ID919970)

Produced for Baileys Estate Agents

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