

SW

Sims Williams



2 WESTERLEY GARDENS, EAST WITTERING, WEST SUSSEX, PO20 8RT





**APPROXIMATE GROSS INTERNAL AREA = 1076 SQ FT / 100.0 SQ M**

**GARAGE = 118 SQ FT / 11.0 SQ M**

**TOTAL = 1194 SQ FT / 111.0 SQ M**

**NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2024 ©**

**Produced for Sims Williams**

# £475,000 Freehold

2, WESTERLEY GARDENS,  
EAST WITTERING,  
WEST SUSSEX, PO20 8RT

- Detached
- 4 Bedroom
- Open Plan Kitchen/Diner
- Modern Interior
- Bathroom
- Cloakroom
- Garage And Ample Driveway Parking
- Southerly Facing Garden
- Quiet Location, No Through Road

## EPC RATING

Current = D

Potential = B

## COUNCIL TAX BAND

Band = E

This is a delightful four bedroom detached bungalow situated in a small development of just three bungalows and has been redeveloped and refurbished by the current owners.

The local popular beach in Bracklesham Bay is within walking distance as are the shops, coffee shops and restaurants, making this an ideal investment for a holiday let. (Property Located in Westerley Gardens just off Cormorant Way)

The main living space provides an open plan kitchen, dining and sitting room, which in turn opens to the conservatory overlooking the rear garden.

The modern kitchen is fitted with a range of white shaker style units and has an integrated fridge-freezer, dishwasher along with washing machine.

There are also four good size bedrooms, a family bathroom, plus a separate cloakroom.

Outside, a driveway provides off road

parking and leads to the garage with an electrically operated door.

The garage also has a door out to the southerly facing rear garden. It has been designed for ease of maintenance and has an area of artificial lawn, with gravelled bordered areas and a mix of plants and shrubs.

## Disclaimer

As the seller's agent we are not surveyors or conveyancing experts and as such we cannot and do not comment on the condition of the property or issues that may affect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquiries before making any transactional decisions.

