



5 Southcote Avenue

A recently renovated detached bungalow situated in a sought after location, close to West Wittering Village and the Beach.



- ▶ Recently Renovated and Extended
- ▶ Open Plan Living
- ▶ Garage and Parking
- ▶ Principal Bedroom with En Suite
- ▶ Private Rear Garden
- ▶ Planning Permission Obtained For Future Alterations

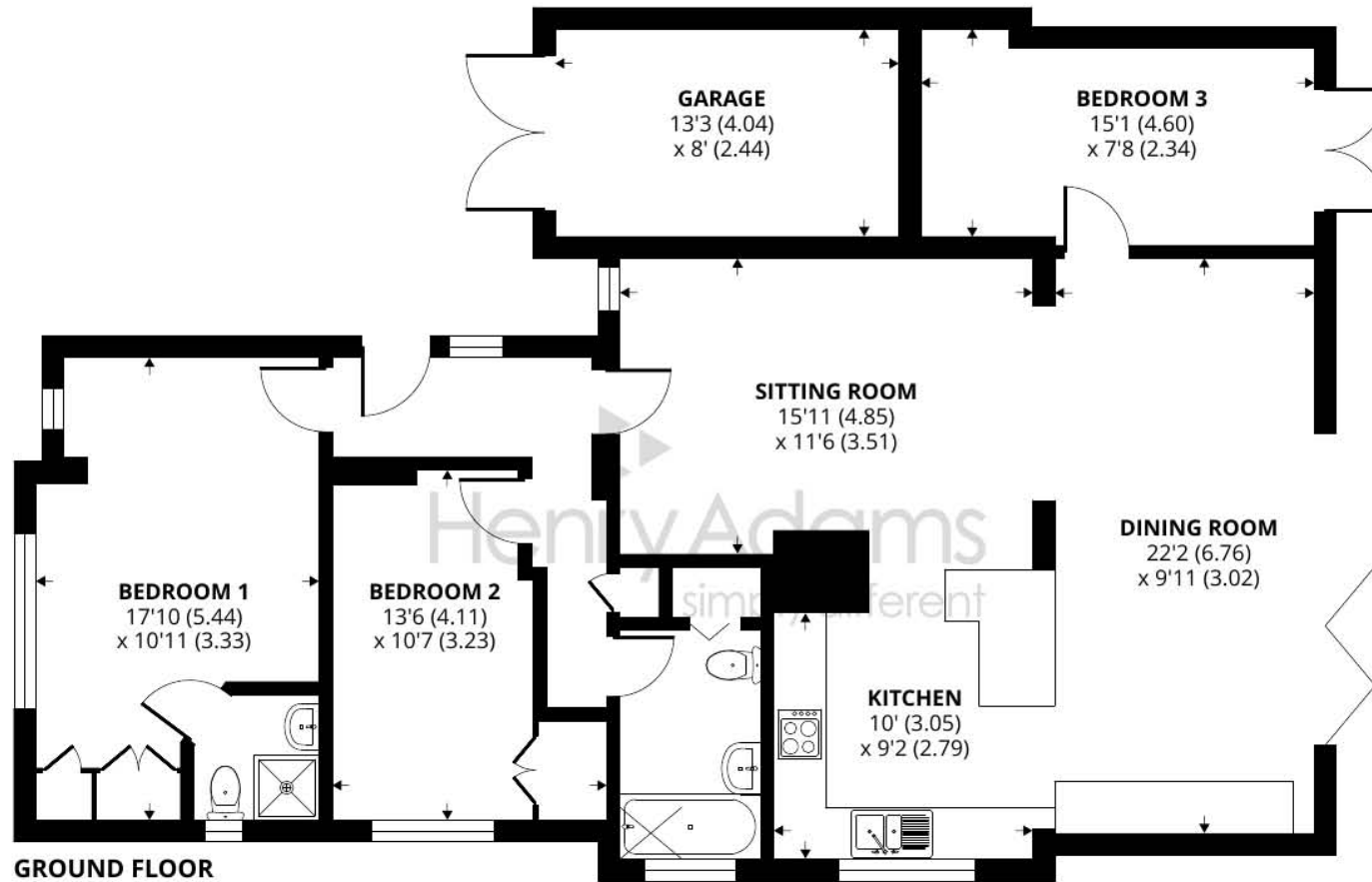
5 Southcote Avenue is a delightful three-bedroom detached bungalow situated in a highly desirable location close to both East and West Wittering. This charming property has undergone recent renovations by the current owner, offering spacious interiors and ample outdoor living space.

Upon entering, you are greeted by a welcoming hallway. To the right you will find the principal bedroom which benefits from a southerly aspect that floods the room with natural light furthermore you will find en suite shower room. Straight ahead, you'll discover a generously sized double bedroom and a well-appointed family bathroom featuring a shower over a bath.

Moving through, a well-proportioned extension creates a modern open-plan space. It comprises of a comfortable living room with a feature log burner, a fully equipped kitchen with integrated appliances, a convenient breakfast bar and an expansive dining area with bi-folding doors that seamlessly connect to the garden – an ideal setting for entertaining. Completing the accommodation, a third bedroom with direct garden access adds to the property's appeal.

Outside, the garden is predominantly laid to lawn and boasts a charming patio area, perfect for alfresco dining and relaxation. To the front of the property, a garage and driveway provide off-road parking for multiple vehicles. Furthermore, planning permission has been obtained for a single storey side extension with entrance to front elevation and conversion of the garage to a habitable room.





Approximate Area = 1135 sq ft / 105.4 sq m (excludes garage)

For identification only - Not to scale



Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.

Location

The property is situated within the parish of West Wittering, some 7 miles to the south-west of Chichester. The beaches in the Witterings enjoy views towards the Isle of Wight and are popular with windsurfers. The village nearby (at East Wittering) offers a range of local facilities including: infants/junior school, GP's surgery, dentist, library, 2 mini supermarkets and a range of quality independent shops. There is also a regular bus service to Chichester with its wide range of shops, cinemas, restaurants, Festival Theatre and main line railway station. The world-famous Goodwood Racecourse and Motor Circuit are some 3 miles beyond Chichester.

Directions

From the centre of the East Wittering village, proceed in a westerly direction along Cakeham Road towards West Wittering. Upon leaving East Wittering, take the last left hand turning into Jolliffe Road, followed by the first left turn into Southcote Avenue. No.5 will be found on the left hand side, the penultimate property before the turning into Ella Close.

