



65 Stocks Lane

A spacious three storey, six-bedroom detached house with potential for modernisation, located in the desirable village of East Wittering.



- ▶ Close to village amenities
- ▶ Six double bedrooms
- ▶ Walking distance to the beach
- ▶ Potential for modernisation
- ▶ Garage and Parking
- ▶ Over 3200 sqft

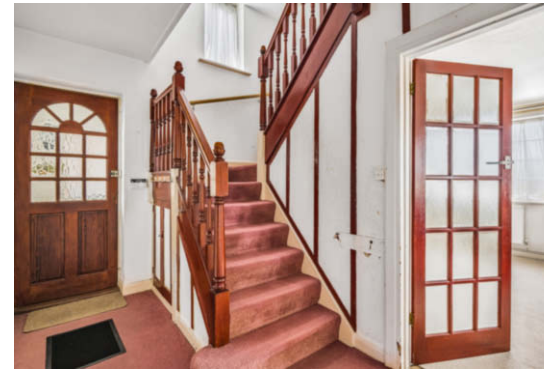
Welcome to this spacious 6-bedroom detached house, set across three floors and situated in the sought-after location of East Wittering. With four bedrooms on the first floor and two on the second floor, this property offers a versatile living arrangement to accommodate families of all sizes.

The ground floor consists of a welcoming entrance hall leading to a bright and airy living room, to the right is an additional living space with a fireplace, the room can be used as a dining room, and a well-equipped kitchen with a separate utility room. There is also a ground floor office, ideal for working from home or as a study space.

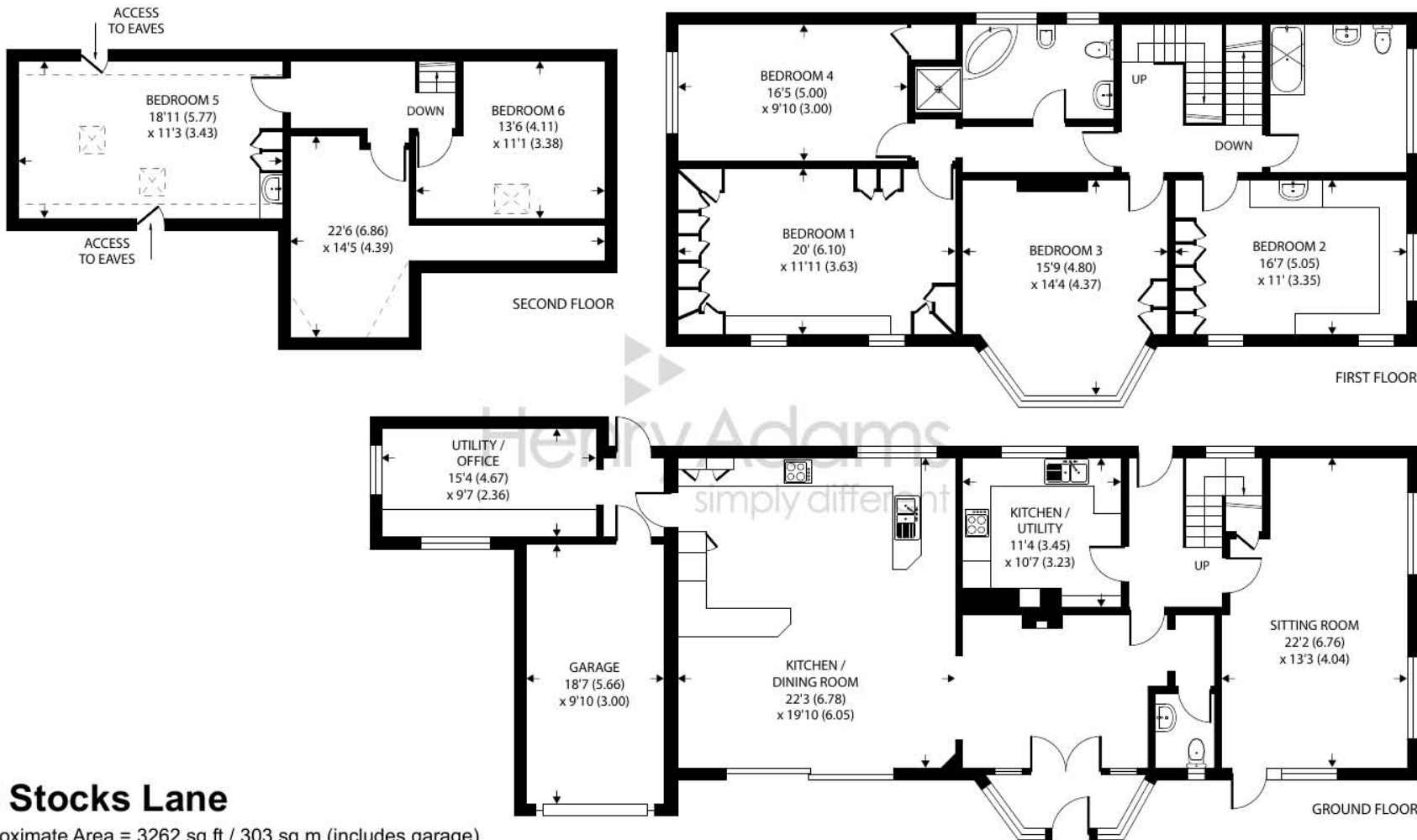
The first floor comprises four good-sized bedrooms, a family bathroom and an additional shower room. The second floor offers two further bedrooms, providing additional space for guests or as a teenager's hideaway.

Externally, the property boasts a private garage and a large front garden with potential for off-street parking. The property is in need of modernisation, offering a fantastic opportunity to put your own stamp on the property and create a bespoke living space to suit your tastes and preferences.

Located in East Wittering, the property is within easy reach of local amenities, including shops, schools, and transport links. With the beach just a short walk away, this is an excellent opportunity to acquire a substantial family home in a prime location.



Denotes restricted head height



65 Stocks Lane

Approximate Area = 3262 sq ft / 303 sq m (includes garage)

Limited Use Area(s) = 49 sq ft / 4.5 sq m

Total = 3311 sq ft / 307.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Henry Adams. REF: 976157

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

Situated in the coastal Village of East Wittering, some 7 miles to the south-west of the City of Chichester. The beach enjoys views towards the Isle of Wight and is popular with windsurfers. The village offers a range of facilities including: infants/junior school, GP surgery, chemist, dentist, library and a range of quality, independent shops. There is also a regular bus service to Chichester which offers a full range of shops, leisure facilities, 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 East Wittering Village, head east onto Stocks Lane and in 0.3 miles the property will be situated on the left hand side.

