



52 Howard Avenue, West Wittering

A well presented chalet house in a highly desirable location close to the beach



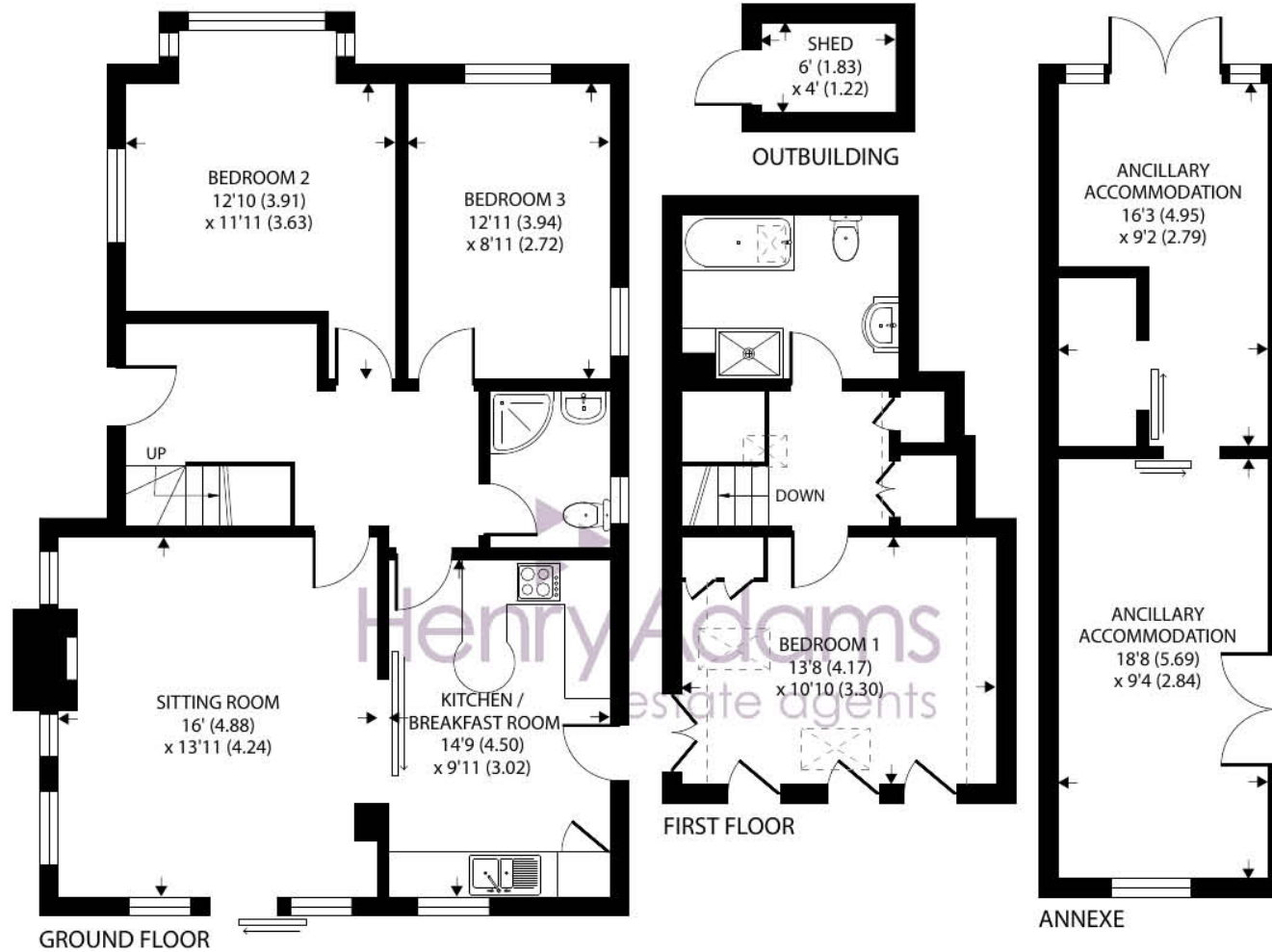
- ▶ **Detached chalet-style house**
- ▶ **Off road parking**
- ▶ **Highly desirable location**
- ▶ **Close to East Wittering village and amenities**
- ▶ **Detached ancillary accommodation**
- ▶ **Large South facing garden**
- ▶ **Short stroll to the beach at East Wittering**

This attractive chalet house is well presented in light, neutral tones and is located on a good sized south-facing plot close to the beach and village amenities at East Wittering.

The well-proportioned accommodation measures 1,434 sq ft (including the detached garden room with ancillary accommodation) and includes downsize: spacious entrance hall, two double bedrooms, a shower room with white suite and underfloor heating, sitting room with oak mantel, wood-burning stove and patio door to the garden and a modern kitchen/breakfast room with fitted appliances, breakfast bar and doors to the sitting room and garden. Stairs from the entrance hall lead to the first floor landing area with fitted cupboards, where the master bedroom and en suite bathroom fitted with bath, WC, vanity unit and separate shower cubicle can all be found. The property has gas heating (with 'Hive' remote control) and double glazing and there is wood flooring throughout the ground floor and neutral carpet fitted on the first floor.

The detached ancillary accommodation has potential for guests or would make an ideal working studio or home office. It includes a reception area equipped with a wood burner, it benefits having underfloor heating. The front garden has a large paved area and tarmac driveway with parking for several vehicles. The private, south-facing rear garden is laid mainly to lawn with a large decking area, some raised flower and vegetable beds, a greenhouse and garden sheds.





Approximate Area = 1104 sq ft / 102.5 sq m
Limited Use Area(s) = 46 sq ft / 4.2 sq m
Outbuilding = 24 sq ft / 2.2 sq m
Annexe = 330 sq ft / 30.6 sq m
Total = 1504 sq ft / 139.5 sq m

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 second right turn into Howard Avenue, follow down Number 52 will be found on your right hand side before the bend

Information

Council Tax band E-Chichester District Council Approx £2,352.11 per annum East

