



Nedging Cot, 52 Stocks Lane

A three bedroom detached property, conveniently situated just a short distance from East Wittering village.



- ▶ **Detached Chalet Bungalow**
- ▶ **'L' Shape Living/Dining Room**
- ▶ **Three Double Bedrooms**
- ▶ **Scope for Modernisation**
- ▶ **No Forward Chain**
- ▶ **Conveniently Positioned Close to the Village**
- ▶ **En Suite to Principal Bedroom**
- ▶ **South Facing Garden**
- ▶ **Carport and Driveway**

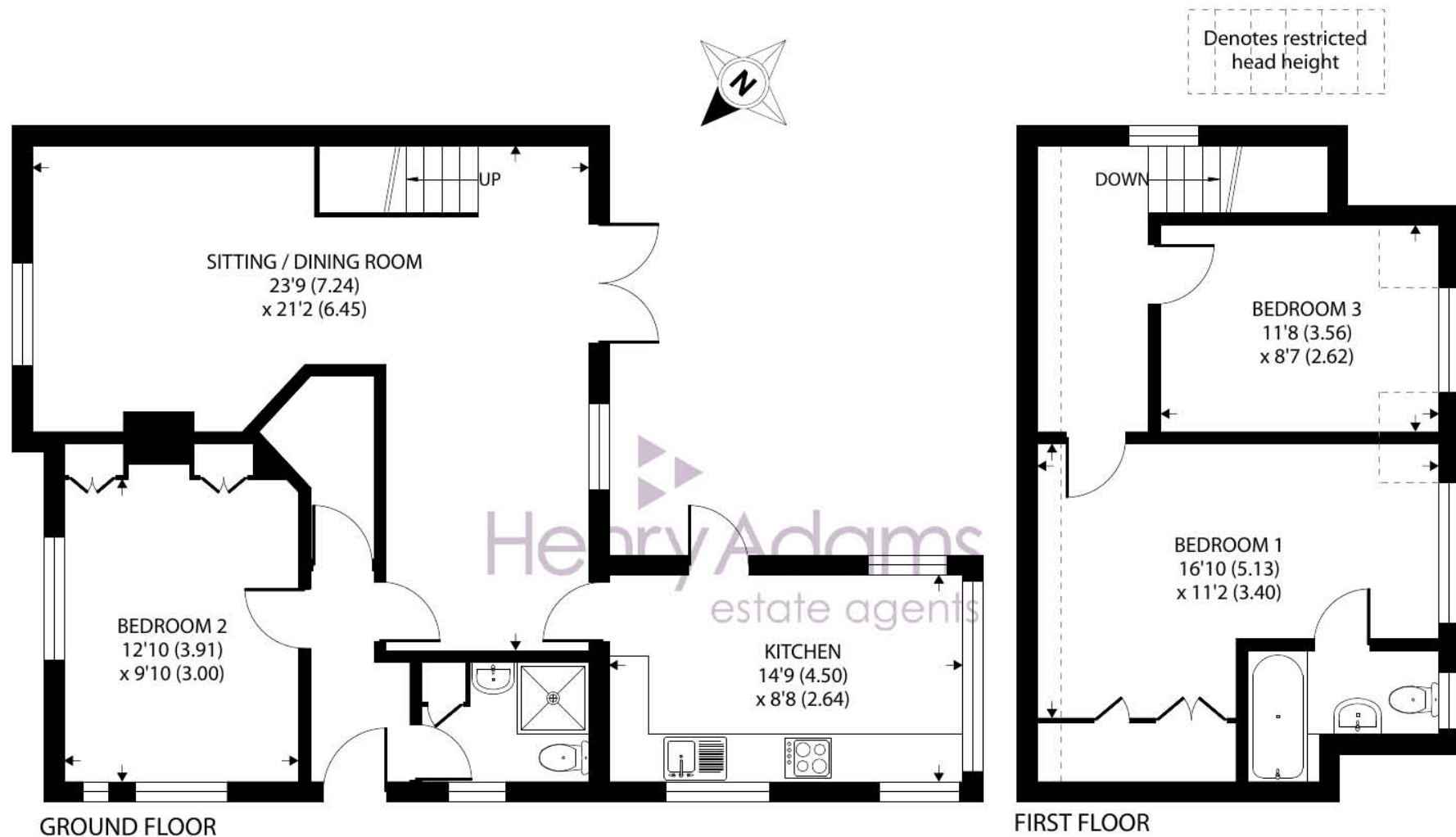
52 Stocks Lane presents a fantastic opportunity to acquire a charming detached home located just moments from East Wittering village. Offered to the market with the benefit of no forward chain, there is scope for modernisation, allowing you to add your own personal touch to your next home.

The ground floor features a spacious L-shaped sitting/dining room that serves as the heart of the home. With a cozy fire place as a focal point, this room is perfect for both relaxing and entertaining. The kitchen, while functional, offers generous storage and is flooded with natural light, overlooking the south-facing rear garden. Also on the ground floor is a generously sized double bedroom with built-in wardrobes, providing flexibility as a guest room, home office, or additional living space. Finally, completing the downstairs accommodation is a convenient shower room.

Stairs from the living room lead to the first floor, where you will find the spacious principal suite, complete with an en-suite bathroom and built-in wardrobes. An additional bedroom on this floor is ideal for children or guests, offering comfortable accommodation.

Outside, the property boasts a south-facing rear garden that is mainly laid to lawn. The addition of patio areas provides a perfect spot for enjoying the sunshine throughout the day. A carport and driveway to the front of the property offer convenient off-road parking.





Approximate Area = 1119 sq ft / 103.9 sq m

Limited Use Area(s) = 42 sq ft / 3.9 sq m

Total = 1161 sq ft / 107.8 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

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.

FAQ

Chichester District Council Tax Band D 2024/25 £2,242.86

Directions - what3words/// friday.width.ended

