





52 Stocks Lane

East Wittering, Chichester

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

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 fireplace 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.

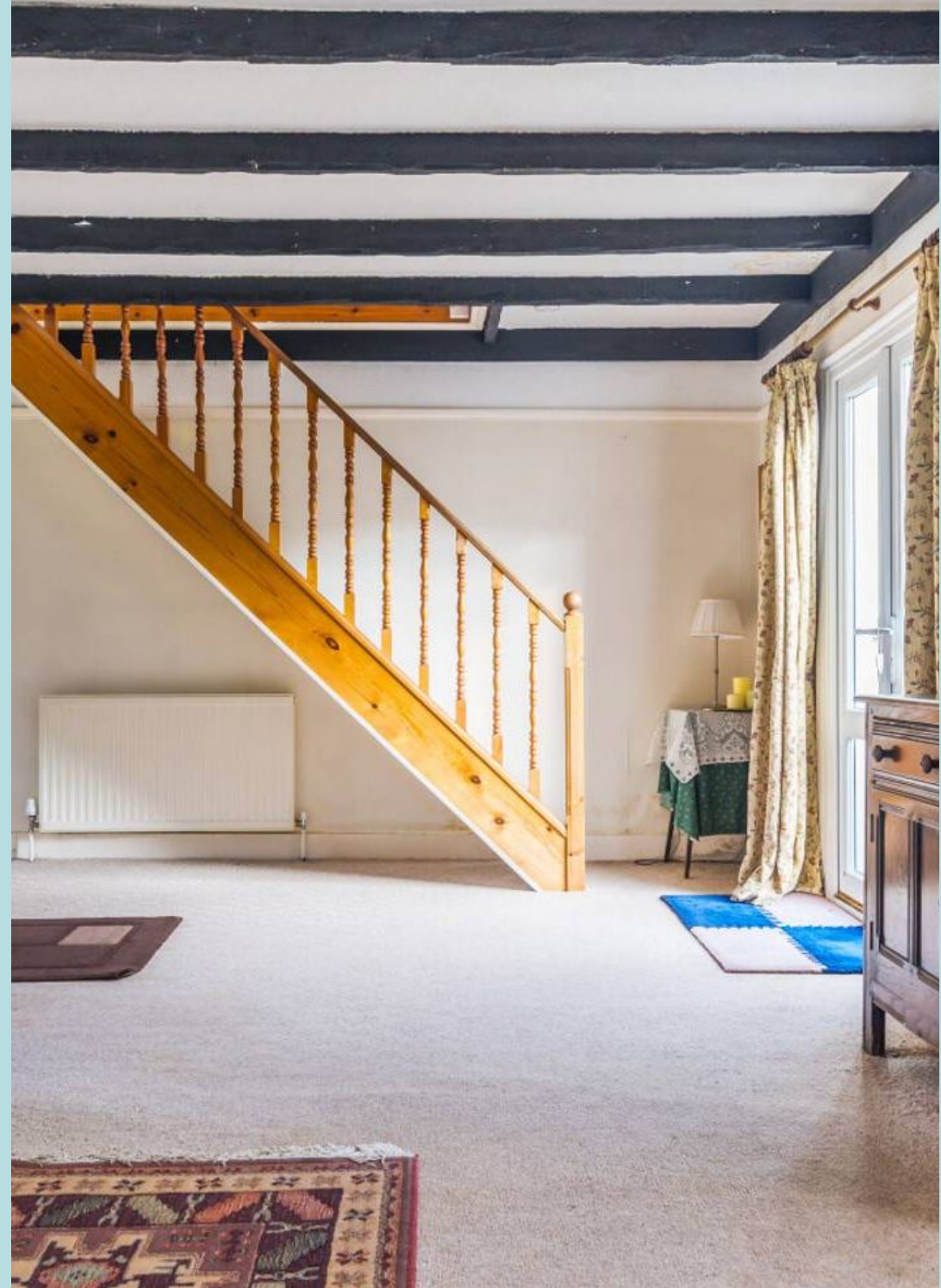
Outside, the property boasts a south-facing rear garden that is mainly laid to lawn. The addition of patio areas provides a perfect spot for enjoying the sunshine throughout the day. A carport and driveway to the front of the property offer convenient off-road parking.

SOLD VIA SECURE SALE

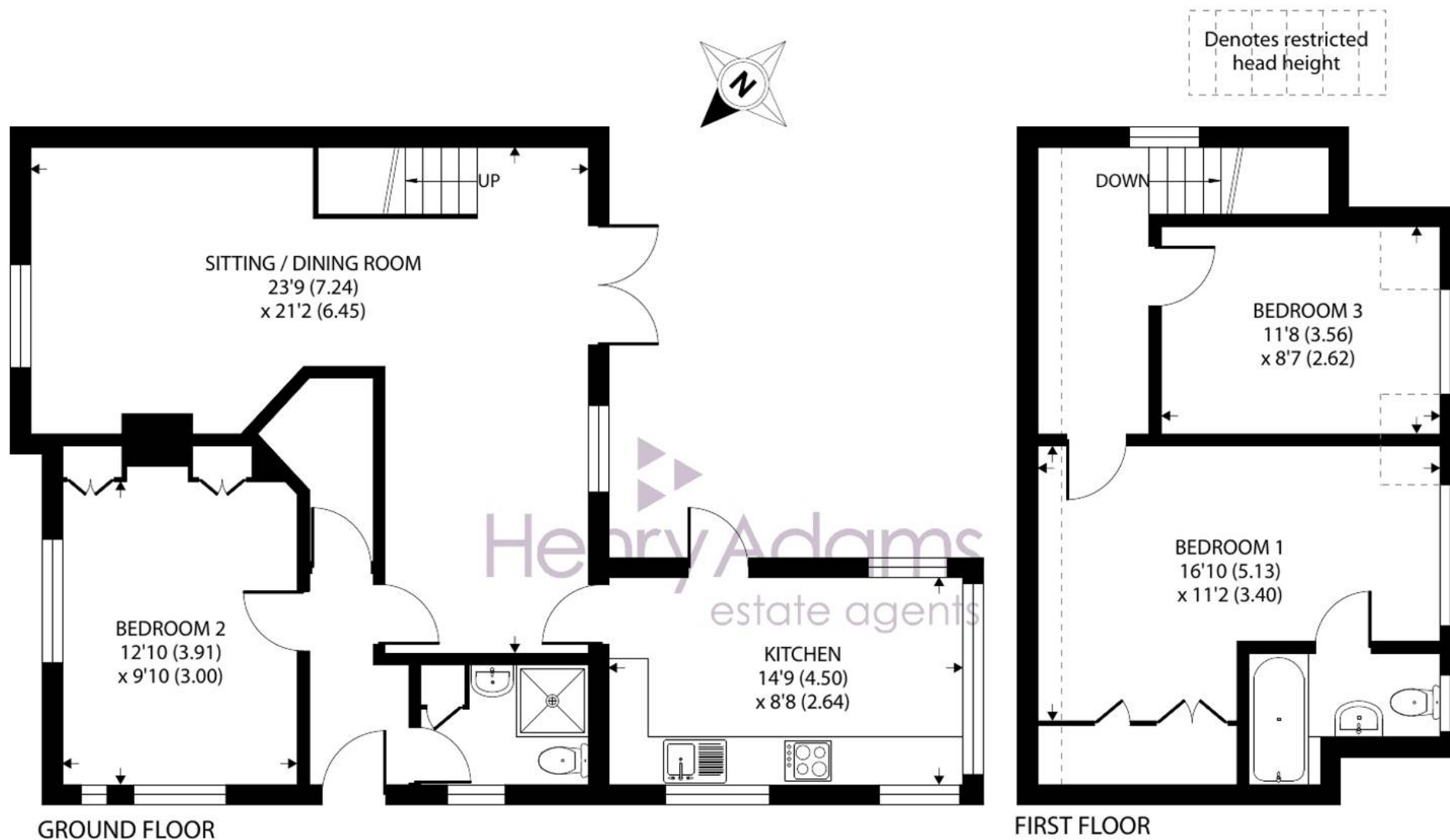
Chichester District Council Tax band: D - £2,341.09 2025/26

Tenure: Freehold

EPC Energy Efficiency Rating: D







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





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Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'. This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent. The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website. Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively. The property is being sold via a transparent online auction. In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere. Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

Auctioneers Additional Comments In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A nonrefundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs. Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.

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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