



9 Cambridge Avenue

A detached bungalow situated in West Wittering Parish, and conveniently located with East Wittering village close by.



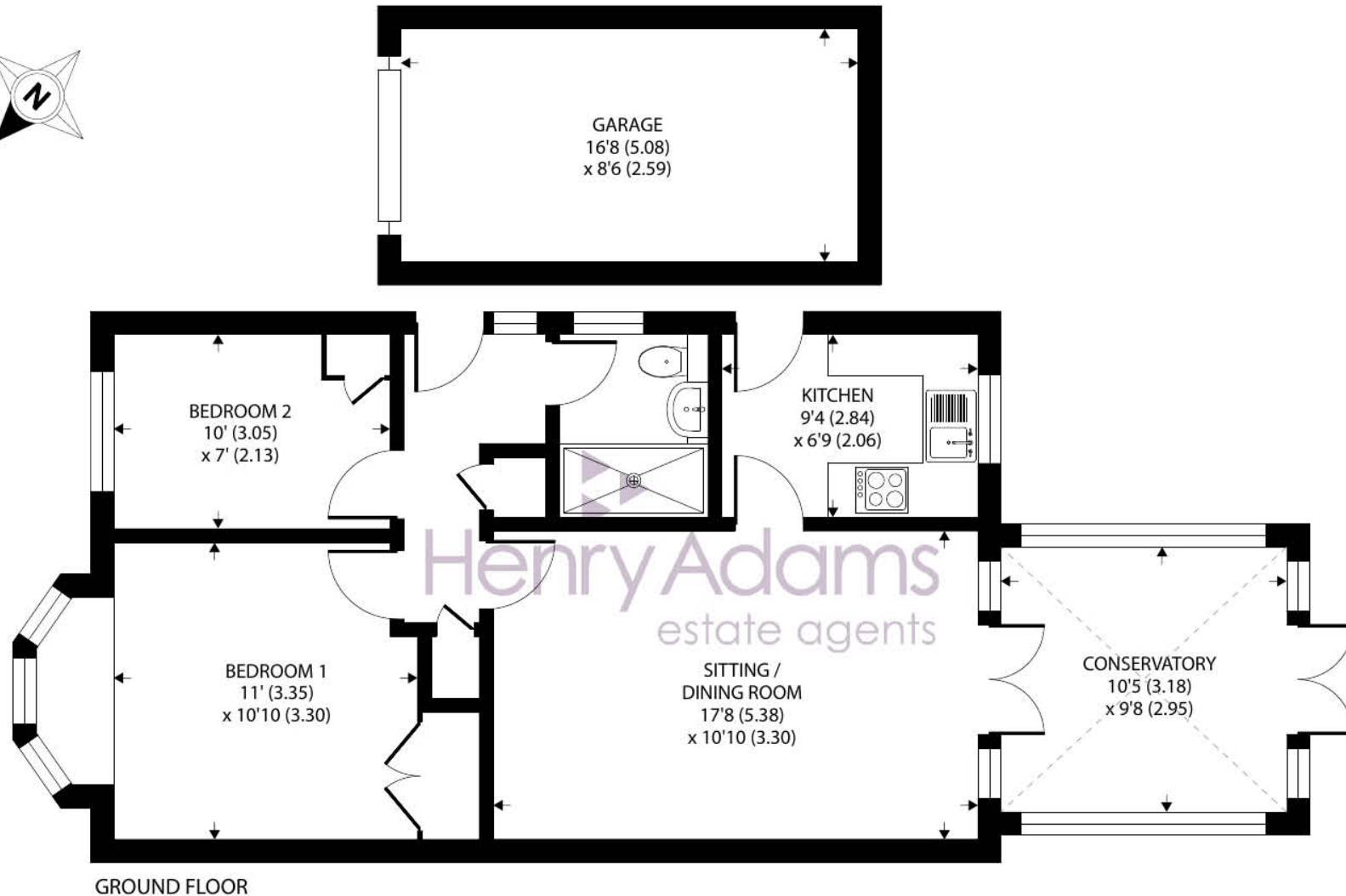
- ▶ Detached Bungalow
- ▶ Open Plan Living / Dining Room
- ▶ Two Bedrooms
- ▶ Garage and Driveway
- ▶ Situated on the 'Sea Estate'
- ▶ Conservatory
- ▶ South Facing Garden
- ▶ No Forward Chain

Situated in the highly desirable Sea Estate, 9 Cambridge Avenue is a delightful, detached bungalow. The home boasts two bedrooms, a well-appointed kitchen, a generous sitting room/dining area, and a conservatory that opens directly to the garden, providing an additional space perfect for entertaining. The property also features a practical shower room and a private, south-facing garden. Additional highlights include a garage and a spacious driveway with ample parking for multiple vehicles. There is also scope for modernisation, allowing you to customize the home to your tastes.

9 Cambridge Avenue enjoys an excellent location, offering convenient access to the beach and the amenities of East Wittering Village. The Sea Estate is known for its peaceful environment and friendly community, making it an ideal choice for families, retirees, or those in search of a second home.

With the added benefit of no forward chain, this property is a fantastic opportunity for buyers looking to secure a home in the sought-after Wittering Village.





Approximate Area = 706 sq ft / 65.6 sq m

Garage = 142 sq ft / 13.2 sq m

Total = 848 sq ft / 78.8 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 within walking distance from the beach, 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 Kitesurfers and 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.

FAQ

Chichester District Council Tax Band D £2,228.93

No Forward Chain

