



Price Guide £360,000

16 Kimbridge Road, East Wittering, West Sussex PO20 8PE





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A two bedroom, well presented semi-detached bungalow, ready to move into with vacant possession and no forward chain, situated within a short walk from the beach toward the eastern side of East Wittering village. The property includes double glazing, gas fired central heating, a spacious walk in wet room with shower, wc and wash basin and a west facing courtyard style rear garden with single garage and off road parking. Viewing is highly recommended.

Entrance Hall

Front door leading to the entrance hall. Built in cloaks cupboard.

Sitting Room/Dining Room

With feature bay window overlooking Kimbridge Road.

Kitchen

Comprising a range of floor and wall mounted cupboards and drawers with "L" shaped fitted worktops with sink unit and mixer tap. Gas hob with single electric oven below. Wall mounted gas fired boiler and space for washing machine.

Bedroom 1

Twin built in wardrobe cupboards. Double doors opening into the rear garden.

Bedroom 2

Wet Room

Comprising wc, wash basin and shower. Tiling to walls and waterproof flooring.

Outside

The front garden is mainly gravelled with a paved driveway to the side leading to the garage and rear garden. The rear garden has a westerly aspect and is fully enclosed, being paved and gravelled with herbaceous borders. Side pedestrian gate to driveway.

Garage

Detached single garage with up and over door.

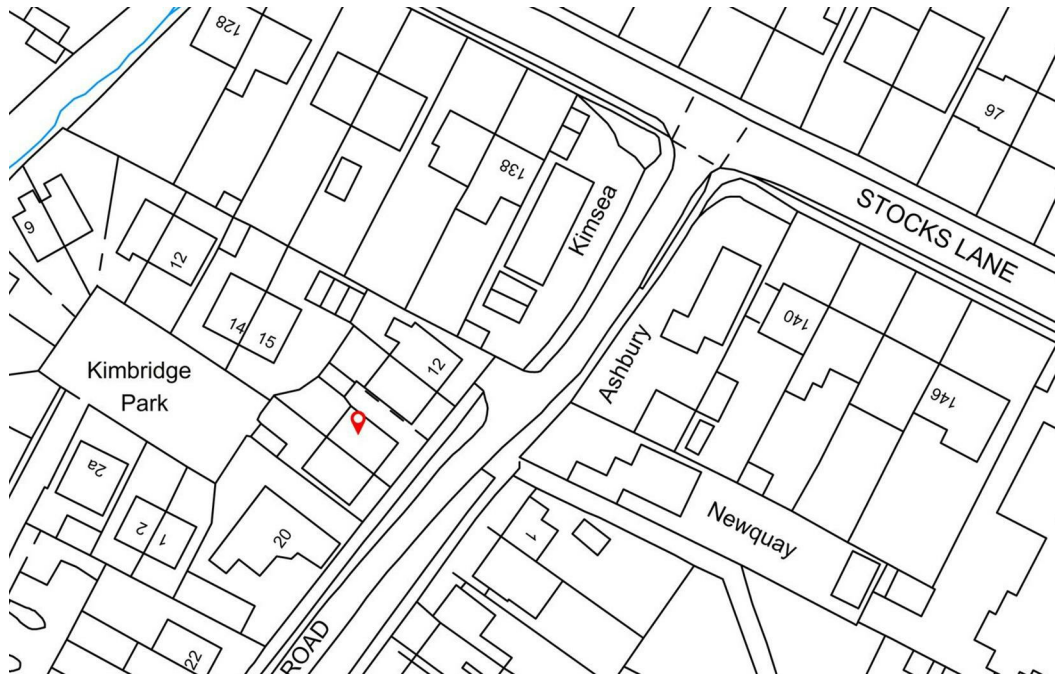
Viewing

Viewings are by pre-booked appointment only and will be accompanied by a member of the Bailey's team.









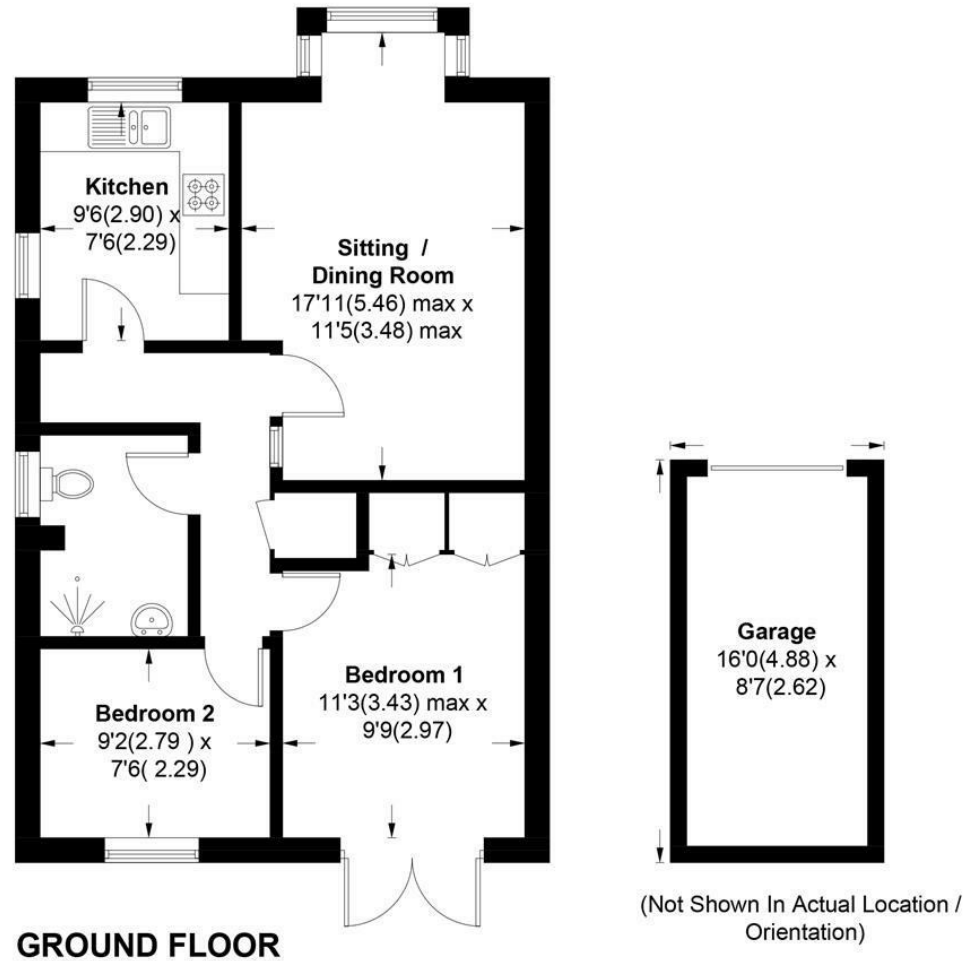


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APPROXIMATE GROSS INTERNAL AREA = 584 SQ FT / 54.3 SQ M

GARAGE = 106 SQ FT / 9.9 SQ M

Total = 690 SQ FT / 64.2 SQ M



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID903821)

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