



Price Guide £460,000

59 The Crescent, West Wittering, West Sussex, PO20 8EE





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59 The Crescent is situated right in the centre of the village and so very handily placed for the excellent variety of local shops and cafes, two supermarkets and amenities such as the Health Centre (100m away), dentist and library. East Wittering beach is just over 400m away.

This light and airy property with well proportioned rooms benefits from new carpets and has uPVC framed double glazing and electric heating. It has the considerable advantage of having immediate availability.

Virtual Viewing Link: <https://my.matterport.com/show/?m=fvQsJyue9uw>

Entrance Hall: (S) Cloaks cupboard. Airing cupboard with hot tank and twin immersion heater. Access to insulated and boarded loft with light.

Full width L Shaped Sitting/Dining Room: (W) Feature open fire with stone surround and hearth. Double doors leading out to the west facing rear garden. Double storage cupboard with accessible electric consumer unit.

Kitchen/Breakfast Room: (S) Range of wall and floor cupboard units with 1 and 1/2 bowl inset sink unit and kickspace heater. Space for cooker, fridge/freezer and plumbing and space for condensing washer/drier. Space for a small breakfast table. Door to the drive.

Bedroom One: (E) Double bedroom with built in wardrobe cupboard with sliding doors.

Bedroom Two: (E and S) Twin aspect double bedroom.

Bathroom: (N) Fully tiled walls with panelled bath and electric shower unit over. Pedestal wash hand basin and low level W.C. Chrome ladder style towel rail and light with shaver socket.

Outside:

Garden: The private west facing rear garden is laid mainly with 'Astroturf' and there are two paved terrace areas along with dwarf wall features. It is enclosed with ship lap fencing to all of the boundaries and there is a pedestrian gate leading to the drive and garage.

The front garden is enclosed with a brick wall and is laid with brick paving.

Private (non-shared) concrete drive with parking for three vehicles leading to the garage. Outdoor water tap.

Detached Garage: Up and over door. Power points and light.

Viewing: By appointment with the office please, 01243 672217.



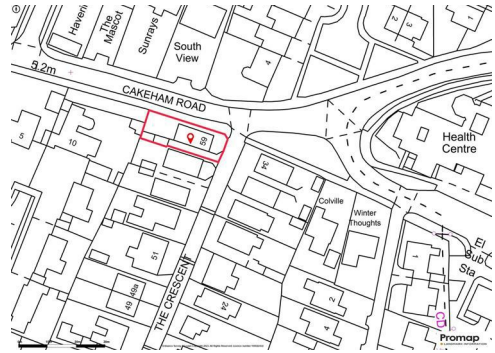




01243 672217

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# 59 The Crescent, West Wittering, PO20 8EE

APPROXIMATE GROSS INTERNAL AREA = 773 SQ FT / 71.8 SQ M

GARAGE = 133 SQ FT / 12.4 SQ M

TOTAL = 906 SQ FT / 84.2 SQ M



(Not Shown In Actual  
Location / Orientation)



## Ground Floor

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. (ID971912)

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