



Price Guide £650,000

10 Howard Avenue, West Wittering, West Sussex PO20 8EU





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A detached well presented 2/3 bedroom bungalow, situated in a sought after village location within the Parish of West Wittering being only a short walk from the shops and beach in East Wittering.

The property was purchased from us several years ago and has been improved and updated by the current owners to provide a comfortable family home and has been used as the owners as their holiday home. Available for purchase, with no forward chain.

The main front door leads into the hallway area with a triple aspect sitting room enjoying a bright south facing aspect with an attractive feature fireplace.

The well appointed contemporary kitchen, includes a range of floor and wall mounted cupboards and drawers with fitted worktops, integrated sink with mixer tap, cooker/oven and fridge/freezer. A side door leads onto the driveway, carport area and garage.

Bedrooms 1 & 2 have built in bedroom furniture/storage. Bedroom 3 has sliding double glazed doors opening into the conservatory/garden room overlooking the garden to the rear. The conservatory/garden room has brick built dwarf walls and is double glazed, with double doors opening onto the rear garden.

The bathroom comprises a contemporary white suite of panelled bath, wc, washbasin vanity unit, shower cubicle

and a heated towel radiator with tiled floor and walls.

The property is approached via a gated driveway leading to an extensive paved off road parking area including a useful car port area to the side and single garage/workshop, with a side pedestrian gate leading to the rear garden.

The rear garden is well screened and private, with lawn, paved patio area and attractive flower and shrubs borders. Situated behind the garage is a timber shed/workshop.

Mains gas, electricity, drainage and water are available and the property has gas fired central heating, with double glazed windows and doors.

Accompanied viewing by appointment with Baileys -01243 672217.









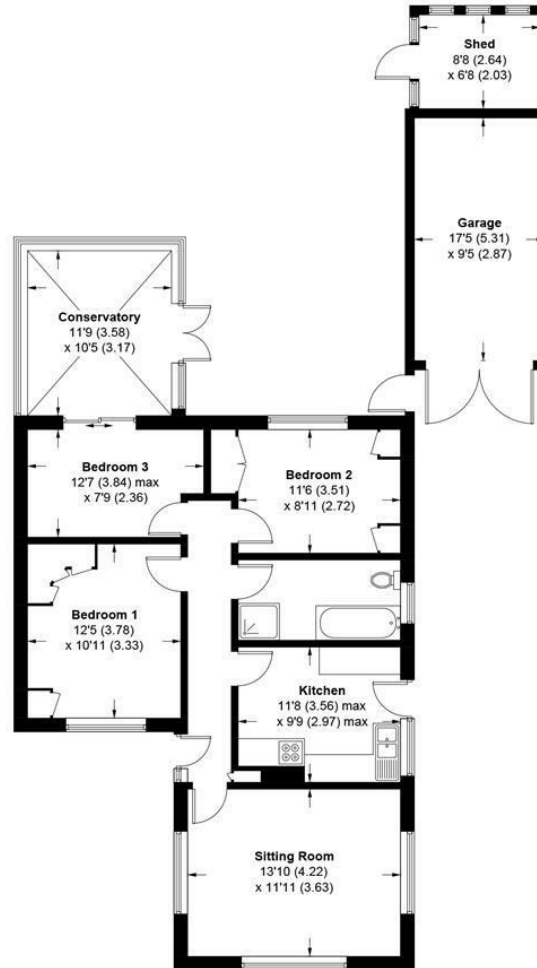


# 10, Howard Avenue, PO20 8EU

APPROXIMATE GROSS INTERNAL AREA = 949 SQ FT / 88.2 SQ M

GARAGE / SHED = 227 SQ FT / 21.1 SQ M

TOTAL = 1176 SQ FT / 109.3 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. (ID978834)

Produced for Baileys Estate Agents

Working in co-operation with the owners we have tried to be accurate and informative in the presentation of our property details. Baileys would advise that no representations or warranties are made or given in respect of the condition of any items mentioned in the Sales Particulars. If however, you are not sure about a particular point please contact us to verify the information. This is especially important if viewing the property involves travelling some distance.

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