



Price Guide £550,000

'Larkspur', 28 The Crescent, West Wittering, Nr Chichester, West Sussex PO20 8EE





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Located in the heart of East Wittering village, Larkspur is a detached bungalow perfectly placed for the convenience of village life.

Situated on a private sought after road with many village amenities right on the door step, such as: multiple cafes, two supermarkets, village library, Health Centre and Dentist, in addition to the beauty of East Wittering beach being less than a 10 minute walk or 500 metres. The village is connected to the historic city of Chichester and wider Sussex and Hampshire areas via the 52 and 53 bus routes, the nearest stop being only metres away.

The main living area is spacious with the added feature of a wood burner for those colder months of the year. Plenty of natural light is provided by the lean-to conservatory which was built in 2008 and provides a pleasant sitting area that leads into the garden.

The kitchen has floor and wall mounted units with fitted worktops and space to house full size appliances such as, washing machine/dryer, dishwasher, fridge/freezer and electric oven/grill and hob.

The 3 double bedrooms are ideally sized to maximise space around furniture and enjoy outlooks over looking the quiet private road or side of the property providing a light and airy feel to each room.

Outside:

The principally south and easterly facing aspect rear garden is paved and gravelled and has been designed to be a low maintenance with borders for planting, including trees and hedging.

There is a detached single garage and off road car parking spaces down the side and front of the property on the gravelled driveway.

There is an annual road fund of £70 a year.

Freehold.

Larkspur is immediately available with no forward chain.

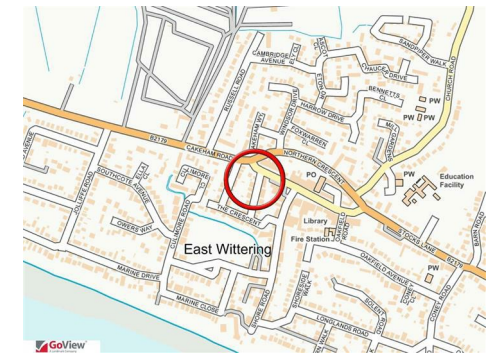
Viewings are by strict appointment with Baileys- 01243 672217









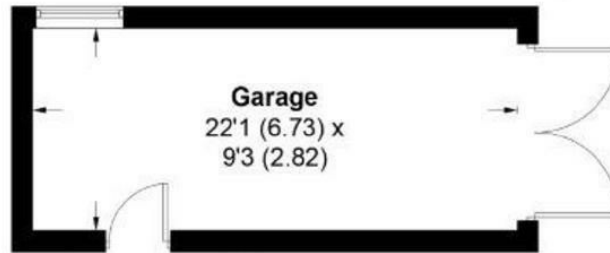


The Crescent, West Wittering, PO200

APPROXIMATE GROSS INTERNAL AREA = 1006 SQ FT / 93.5 SQ M

GARAGE = 208 SQ FT / 19.3 SQ M

TOTAL = 1214 SQ FT / 112.8 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. (ID504779)

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