



Price Guide £375,000

14 Harrow Drive, West Wittering, Chichester, PO20 8EJ

**BAILEYS**



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Located on the highly requested Sea Estate, Harrow Drive sits in the perfect place to take full advantage of the local village community. Just moments away from the local supermarkets, Doctors, Chemists, Cafes, Restaurants and Independent village shops it is the perfect mix of a quiet residential area with village life just a few hundred yards away.

This property presents an ideal investment opportunity for residential letting or to turn into a furnished holiday let.

A well presented two-bedroom bungalow, this particular property benefits from an added conservatory to the southside over looking the rear garden which proves a warm and spacious sun-trap. The property also has a cosy and light living room with a door leading to the conservatory which provides an 'inside-outside' feel when all doors are open.

The two well proportioned bedrooms are positioned at the front of the bungalow and enjoy outlooks over the quiet residential street. Bedroom 1 has built in wardrobes and a built in storage cupboard. Bedroom 2 also has a built in storage cupboard.

The kitchen area has been thoughtfully designed to maximise storage space, with many under-counter and wall mounted cupboards available. The kitchen is equipped with a electric oven and grill, gas hob, extractor fan, integrated fridge-freezer, sink with draining board and there

is space under the counter for a slimline dishwasher. The kitchen also has a single door access to the conservatory area.

The bathroom comprises of a freestanding enclosed shower, WC, vanity unit with basin, bathroom mirror and plenty of storage in the surrounding cupboards.

Outside:

The pretty rear garden is South-East facing and receives natural light throughout the day. The main area has a combination of lawn and paving leading to the summer house and shed plus additional access to the garage. There are soil borders for planting shrubs and bushes to provide extra privacy but could be removed to create a more spacious area if desired.

Single detached garage with up and over door and further parking for multiple cars on the carport driveway.

The front garden is lawned with a paved pathway to the front door, driveway and garage with flower borders.

The property is connected to all mains services and has gas central heating.

Freehold

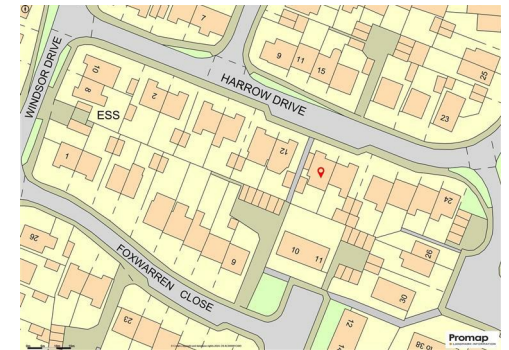
Viewing by strict appointment with Baileys- 01243 672217









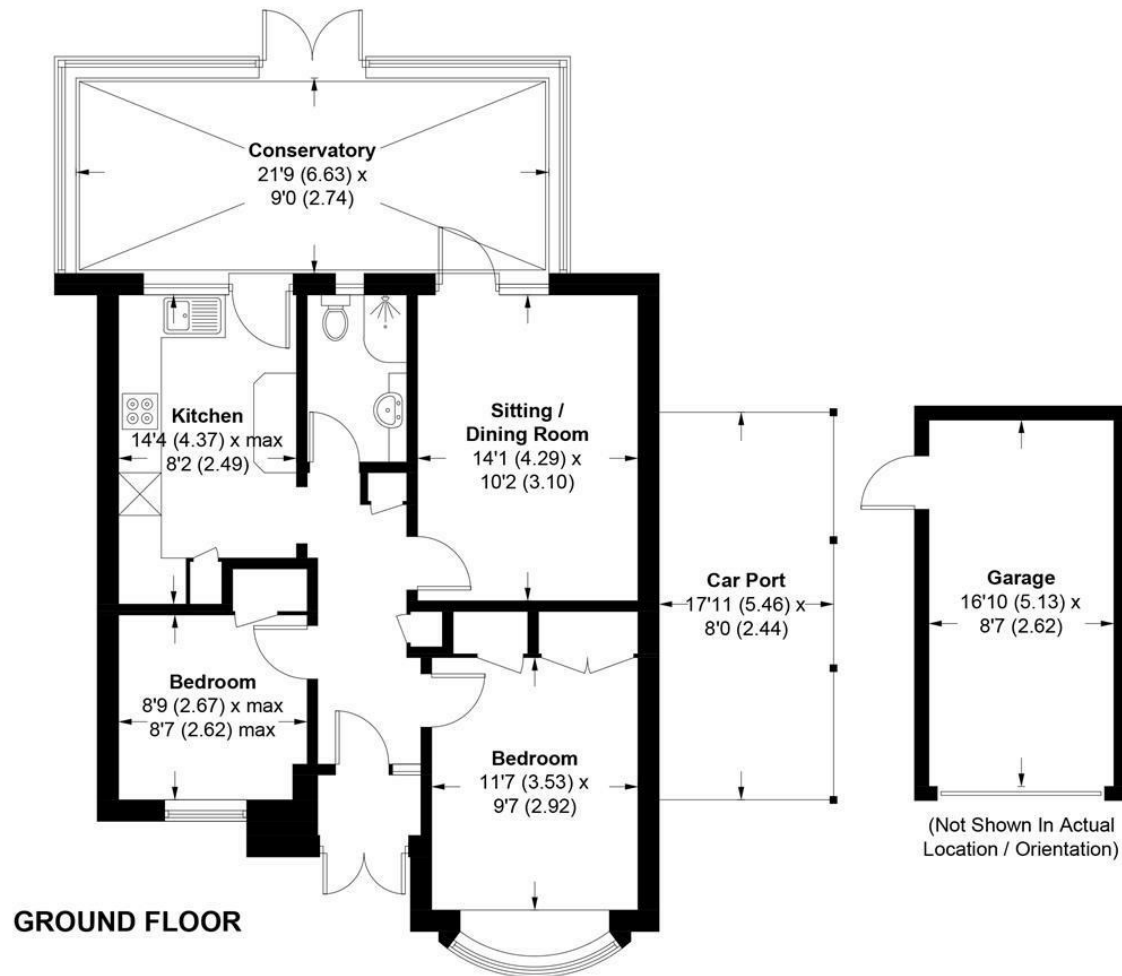


# 14, Harrow Drive, PO20 8EJ

APPROXIMATE GROSS INTERNAL AREA = 835 SQ FT / 77.6 SQ M

GARAGE = 144 SQ FT / 13.4 SQ M

TOTAL = 979 SQ FT / 91 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. (ID1065051)

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