



Guide Price £550,000  
Kimbridge Road, East Wittering, PO20 8PE





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E

**Entrance Porch**

**Inner Hall**

Built in cupboards including airing cupboard.

**Cloakroom/Bathroom**

Suite of panelled bath with shower over, wc and wash basin with built in cupboards.

**Sitting Room**

Archway to the Dining Room and patio doors to the Conservatory.

**Dining Room**

Archway to Sitting Room

**Kitchen**

Comprising a range of solid ash cupboards and drawers with granite effect worktops and inset sink with mixer tap. Eye level double oven, ceramic hob and filter extractor above. Integrated dishwasher, fridge and freezer and built in breakfast bar. Door to Utility.

**Utility**

With space and plumbing for washing machine and tumble dryer

**Conservatory**

With door to rear garden.

**Master Bedroom 1**

With built in wardrobe cupboards and door to en-suite.

**En-suite**

Comprising a suite of corner shower, wc and washbasin with built in cupboards.

**Bedroom 2**

Built in wardrobes.

**Workshop/Home Office/Hobbies Room**

A twin aspect room with door to rear garden.

**Outside**

To the front there are two off road and gated parking spaces. There is pedestrian access leading to the landscaped rear garden which includes paved sun terrace areas, summerhouse, bike store and lawned area with flower/shrub borders.

**Council Tax**

Band E

**EPC**

D

**Viewing**

By appointment with Baileys 01243 672217





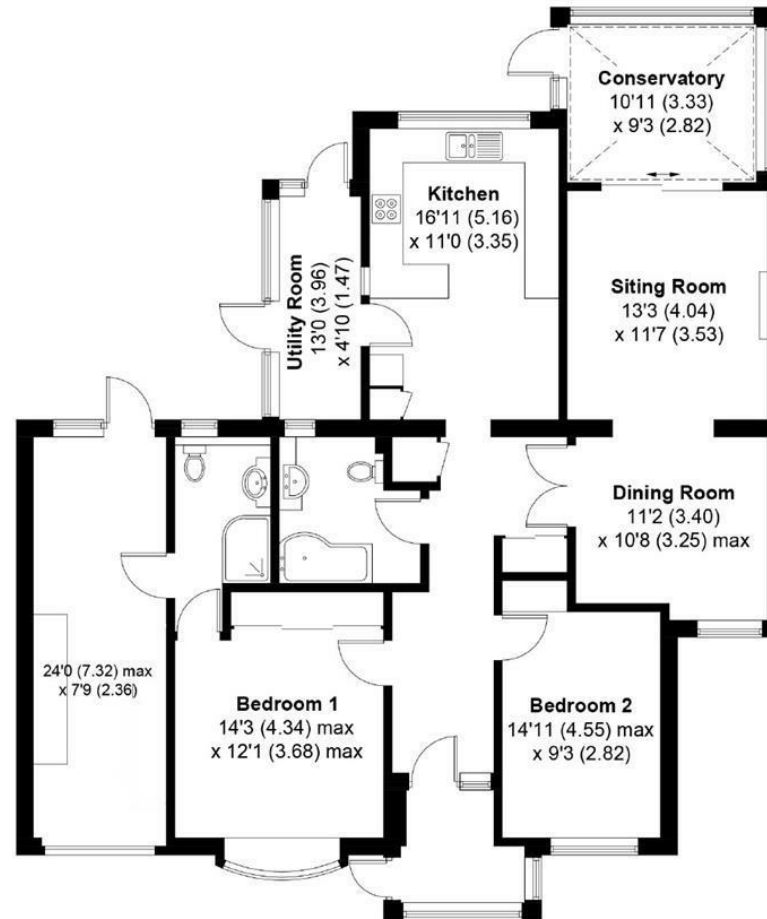






# Kimbridge Road, East Wittering, PO20

APPROXIMATE GROSS INTERNAL AREA = 1501 SQ FT / 139.5 SQ M



## 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. (ID431265)

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