



Price Guide £420,000

2 Cunliffe Close, West Wittering, Nr Chichester, West Sussex PO20 8LU

BAILEYS



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Located in the heart of West Wittering village within only 200m of the local shop and pub and about 3/4 mile from stunning West Wittering beach, Snowhill Creek and beautiful Chichester Harbour - an area of outstanding natural beauty. Situated in this small, desirable private close, the property would benefit from some general upgrading but has the potential to create a comfortable home or private second home. The property is available with immediate vacant possession allowing you to move in and start enjoying the coastal lifestyle without delay. There is also a garage in an adjoining block.

The property has wooden parquet flooring to the hall and living room and is offered with UPVC framed double glazing and gas fired central heating and comprises:

Link to virtual viewing: <https://my.matterport.com/show/?m=qyHUsNu3gU1>

Entrance Hall: (E) Wood parquet floor. Stairs to first floor.

Cloakroom: Low level w.c. wash hand basin. Radiator.

Kitchen: (E) Range of wall and floor cupboard units with inset single drainer sink unit. Space for cooker, plumbing for washing machine and plumbing for dish washer. Space for fridge/freezer. Serving hatch to living room.

Living Room: Fitted 'Real Flame' gas fire in fireplace surround with built in bookshelves to the side. Additional wall shelves. Wood parquet flooring. Understairs cupboard. Door into Sun Room.

Sun Room: (S) Two built in storage cupboards. Door to the rear

garden.

Shower Room: Low level w.c. wash hand basin and built in shower cubicle with mains shower unit using a macerator, replaced in 2023. Radiator.

First Floor Landing: Radiator. Access to loft area. Cupboard with 'Vaillant' gas fired boiler. Airing cupboard to the side.

Bedroom One: Corner vanity unit. Built in wardrobe cupboard with additional fitted wardrobe cupboard. Radiator.

Bedroom Two: Corner vanity unit. Double built in wardrobe cupboard. Radiator.

Bedroom Three: Built in wardrobe cupboard. Radiator.

Bathroom: Fully tiled walls. Wash hand basin, low level w.c. and panelled bath with mains shower over.

Outside.

The rear garden faces south laid with paving and enclosed on all boundaries with a pedestrian access at the rear allowing for the removal of any garden waste.

Garage: In block opposite. Occasional parking spaces on the estate.

Council Tax: D.

Viewing: By appointment with Baileys please 01243 672217.











Ground Floor

Main area: approx. 50.8 sq. metres (546.8 sq. feet)
Plus garages, approx. 12.0 sq. metres (129.6 sq. feet)



Main area: Approx. 90.8 sq. metres (977.4 sq. feet)

Plus garages, approx. 12.0 sq. metres (129.6 sq. feet)

This plan has been produced by E Property Marketing for illustrative purposes only and should be used as such by any prospective purchaser. Whilst every effort has been made to ensure the accuracy of this plan, measurements of doors, windows, rooms, and other items are approximate. No responsibility is taken for any error, omission, or misstatement.

First Floor

Approx. 40.0 sq. metres (430.7 sq. feet)

