



Price Guide £650,000

32 Oakfield Avenue, East Wittering, Chichester, West Sussex PO20 8BU

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Oak Cottage is a charming 4 bedroom property, with flexible and deceptively spacious accommodation, arranged on two floors with attractive established gardens, ample off road parking and a garage.

Conveniently located, Oakfield Avenue is a popular residential location, close to the village high street and within a short walk of the village shops, bus stops, dentist and medical centre. A pathway from Oakfield Avenue leads into Longlands Road with access to the beach and shoreline just beyond at the end of Shore Road.

The accommodation is well presented and ready to move into as the owner has no forward chain.

The entrance hall leads towards the inner hallway area and living accommodation beyond including the open planned kitchen/breakfast room/dining room. The spacious triple aspect sitting room features a bay window, part beamed ceiling and stone fireplace with door leading to side entrance porch with stairs rising to first floor.

The part open planned kitchen/breakfast room/dining room with a roof lantern feature, providing light and privacy and the fitted kitchen area includes a galley style design with Shaker style floor and wall mounted cupboards with wooden worktops and inset ceramic sink with mixer tap. There is a matching Island style unit with breakfast bar, wall mounted extractor filter hood and integrated washing machine with built in cupboards.

From the dining room area, double doors open into the snug/2nd reception room with contemporary wood-burner and double doors opening into the rear garden.

On the ground floor is a twin aspect spacious double bedroom with built in wardrobe cupboards with double doors opening into the rear garden plus an en-suite with corner shower, wc and wash basin.

On the first floor there are three bedrooms, two doubles and a single. All bedrooms have built in wardrobes. There is also a family bathroom with bath with shower over, wc and wash basin.

There is an integral single garage and ample off road parking with gated entrance. The remainder of the front garden is mainly lawned and there is side pedestrian access to the private and enclosed rear garden mainly laid to lawn. Timber garden shed.

Viewing is highly recommended.





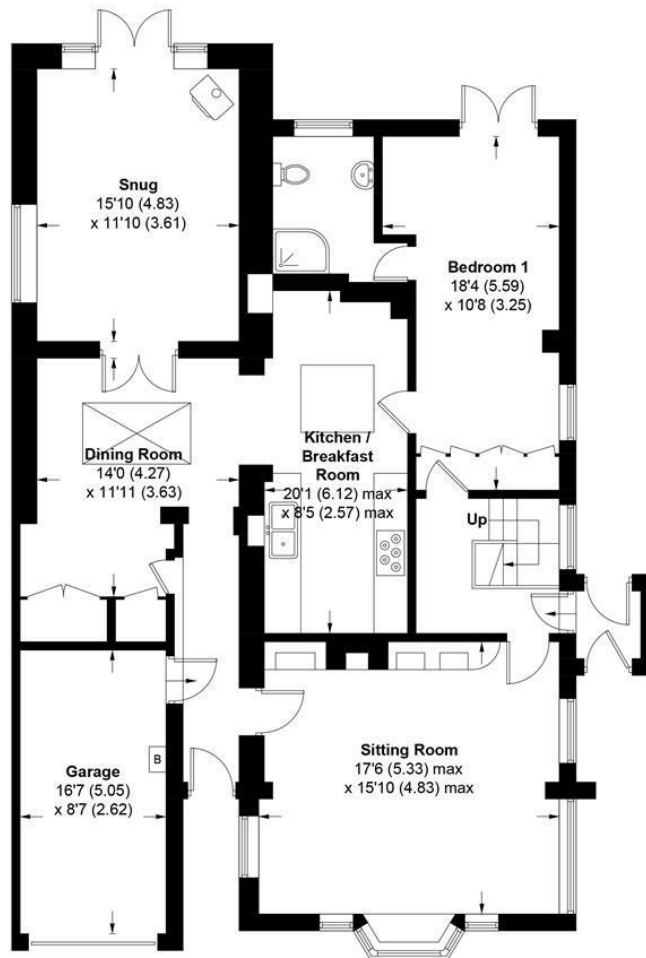




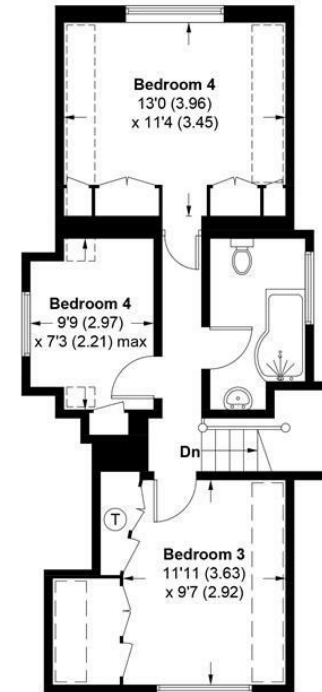


Oak Cottage 32, Oakfield Avenue, PO20 8BU

APPROXIMATE GROSS INTERNAL AREA = 1970 SQ FT / 183.0 SQ M
(INCLUDING GARAGE)



GROUND FLOOR



FIRST 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. (ID1071503)

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