



81 Stocks Lane

East Wittering

West Sussex, PO20 8NU

Guide Price £425,000

Situated on a generously proportioned plot, this substantial older-style semi-detached house offers a range of possibilities for renovation and customisation. Boasting an expansive 2,038 square feet, this property presents an exceptional canvas for those seeking to create their dream home in a great location.

The property has previously undergone extensions both on the ground and first floors, enhancing its footprint and versatility. Currently configured to accommodate independent living arrangements, with bedrooms, kitchens, sitting rooms, and bathrooms on both levels, this layout offers flexibility and convenience for multi generational households or those seeking separate living spaces.

Whilst the property requires modernisation throughout, its inherent potential is undeniable. With a relatively straightforward conversion, the property could be transformed into a spacious four-bedroom family home featuring multiple reception rooms on the ground floor. The loft room adds further versatility, though interested parties should seek clarification regarding its potential usability.

Ample parking is available to the front, ensuring convenience for residents and visitors alike. The expansive rear garden, overlooking picturesque fields, presents an idyllic setting for outdoor relaxation and recreation.

In summary, this generously proportioned semi-detached house presents a rare opportunity to create a bespoke family home in a great location. With its spacious layout, potential for renovation, and close proximity to local amenities, this property is sure to appeal to discerning buyers seeking a blank canvas for their ideal living space.





LOCATION

The property is located within the coastal village of East Wittering and is a short stroll from the village amenities where you will find a range of quality independent shops, cafe`s, restaurants and mini supermarkets as well as more practical amenities such as a doctors surgery, dentist, pharmacy and infants/junior schools. The local beach is popular with water sports enthusiasts all year round as well as seasonal tourists also visiting the wonderful Blue Flag beach in West Wittering some 2 miles to the west.

Further shopping facilities are available within a 15 minute drive to Chichester where the city centre offers a range of shops, cafes and restaurants and the skyline is dominated by the 12th century cathedral. For those that do not drive, there is a bus service at regular intervals. To the north of Chichester, Goodwood has its own private country club, golf course and full horse racing calendar. Goodwood also plays host to the annual Festival of Speed and the Revival Meeting at its historic motor circuit.

Dining Room/Reception 11'8" (3.56m) x 11'8" (3.56m)

Bedroom 1 (G/F) 13'10" (4.22m) x 10'3" (3.12m)

Dressing Room 8'6" (2.59m) x 8'3" (2.51m)

Family Bathroom

Kitchen Breakfast Room 10'0" (3.05m) x 9'10" (3m)

Conservatory 8'10" (2.69m) x 8'7" (2.62m)

Utility 8'7" (2.62m) x 7'5" (2.26m)

Bedroom 2 11'5" (3.48m) x 9'0" (2.74m)

Bedroom 3 14'5" (4.39m) x 9'9" (2.97m)

Sitting Room (F/F) 17'9" (5.41m) x 13'3" (4.04m)

Kitchen / Breakfast Room 11'0" (3.35m) x 9'10" (3m)

Family Bathroom (F/F)

Loft Room 10'8" (3.25m) x 9'6" (2.9m)

Garage 15'4" (4.67m) x 9'11" (3.02m)

Tenure – Freehold / Council Tax – Band D / EPC - E





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Approximate Gross Internal Area = 189.3 sq m / 2038 sq ft
(Including Garage)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or miss-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.



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