



FOR SALE
Astons
of sussex
01243 670765

54 Oakfield Avenue, East Wittering West Sussex, PO20 8BT

OIEO of £499,950

A three bedroom house presented in superb order throughout with OPEN PLAN kitchen dining room. Located within a SHORT FLAT WALK to the local shops & BEACH. NO ONWARD CHAIN.

This wonderfully presented 3 bedroom home has been lovingly maintained by the current owners having been purchased fully modernised a number of years ago. The surprising level of accommodation measures 1,137 sq ft and is arranged over two floors and is ready for immediate occupation.

The ground floor has been extended to create a beautiful open-plan kitchen living space which opens out onto the low maintenance, west facing rear garden. Accessed from the kitchen area is a handy utility cupboard and further access to a separate W.C. Completing the ground accommodation is the sitting room.

On the first floor you will find three bedrooms with the principle suite being particularly impressive measuring 18ft x 14ft and having the benefit of an en suite shower room. There are two further bedrooms and a beautiful family bathroom. Outside, the rear garden is fully enclosed, laid to lawn with a small patio area and offers a great degree of privacy from neighbouring properties. Parking for several vehicles is available to the front.

Offered for sale with no forward chain this property would make an idea lock up and leave with the ability to take advantage of vacant possession.



LOCATION

East Wittering Village Centre is a short walk away and offers a comprehensive range of facilities including: Infants and junior school, doctors, chemist, dentist, library, two mini supermarkets, post office, local butchers, bakers and greengrocer to name but a few. Approximately two miles to the west is the beautiful Blue Flag beach of West Wittering which offers wonderful views of the South Downs and is popular with water sports enthusiasts all year round. Further shopping facilities are available within a 20 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.



Tenure

Freehold

Council Tax

Band D

EPC

C

Entrance Hall

Sitting Room 15'4" (4.67m) x 12'6" (3.81m)

Kitchen Breakfast Room 11'8" (3.56m) x 9'10" (3m)

Dining/Family Area 14'8" (4.47m) x 13'1" (3.99m)

Bedroom 1 18'6" (5.64m) x 14'10" (4.52m)

En Suite

Bedroom 2 8'9" (2.67m) x 8'8" (2.64m)

Bedroom 3 8'9" (2.67m) x 6'4" (1.93m)

Family Bathroom






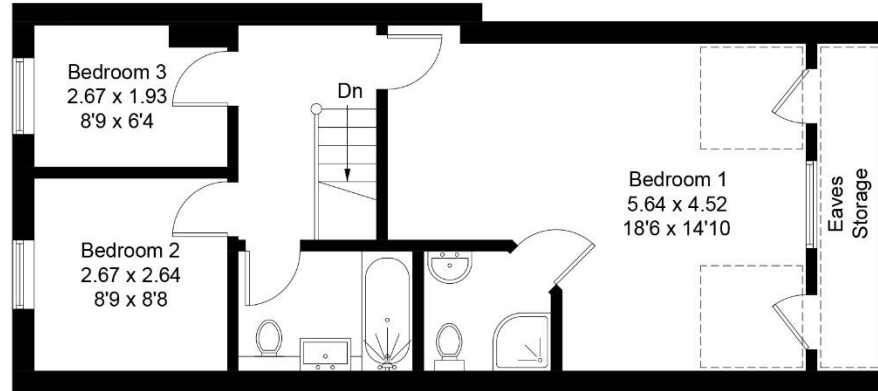
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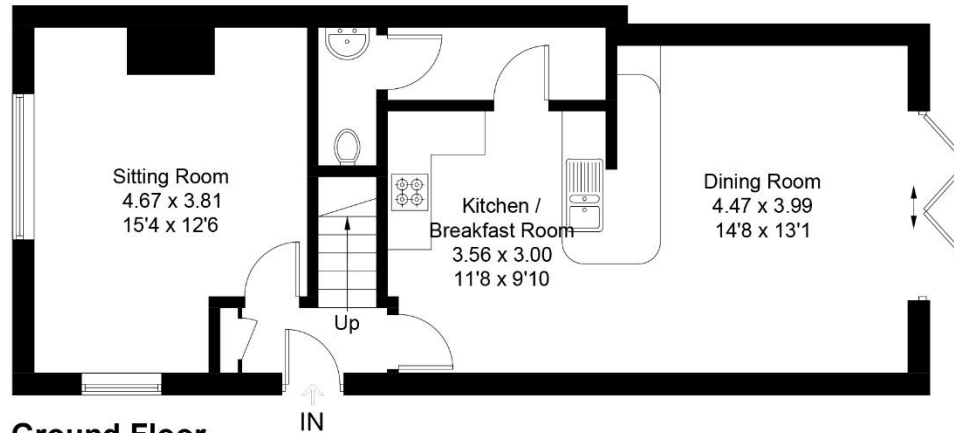
Approximate Gross Internal Area = 105.6 sq m / 1137 sq ft
(Excluding Eaves Storage)



 = Reduced headroom below 1.5m / 5'0



First Floor



Ground Floor

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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