



Meadowside, Briar Avenue, West Wittering, PO20 8PX

Guide Price **£399,950**

This detached bungalow offers a unique renovation opportunity, perfectly situated down a peaceful leafy lane bounded by picturesque fields and the Briar Field Caravan Park. The existing layout comprises two/three bedrooms, a bathroom, and an open plan sitting room/kitchen, creating a comfortable space that can be updated and transformed according to your vision.

In addition, the property includes two loft rooms accessible via a non fixed staircase. These spaces present an excellent opportunity for additional living areas, though investigations should be made to determine their full usability.

A notable feature of the bungalow is the expansive gardens and grounds surrounding the property. Both front and back gardens provide ample space for outdoor enjoyment and the potential for landscaping or further development, depending on your plans and the necessary consents.

The bungalow itself requires significant modernisation and offers ample potential for extension or redevelopment. This is a rare opportunity to transform a property in a tranquil, sought after location, making it an ideal project for those looking to create a bespoke home. Viewing is recommended to appreciate the property's setting and potential.



LOCATION

East Wittering village centre is within a short stroll and offers a comprehensive range of amenities including a primary school, doctors surgery, chemist, dentist and a wide selection of quality independent shops and mini supermarkets. West Wittering beach is approximately two miles to the west as is popular for its 'Blue Flag' sandy beaches and the famous National Trust Reserve of East Head, there is access to beautiful walks over the sand dunes and stunning views across The Solent to the Nab Tower and Isle of Wight.

Tenure

Freehold

Council Tax

Band D

Entrance Hall

Bathroom

Living Room/Kitchen 20'3" (6.17m) x 11'4" (3.45m)

Bedroom 1 11'0" (3.35m) x 10'1" (3.07m)

Bedroom 2 9'11" (3.02m) x 8'6" (2.59m)

Bedroom 3 9'10" (3m) x 7'11" (2.41m)

Loft Room 1 13'6" (4.11m) x 11'3" (3.43m)

Loft Room 2 13'11" (4.24m) x 11'3" (3.43m)

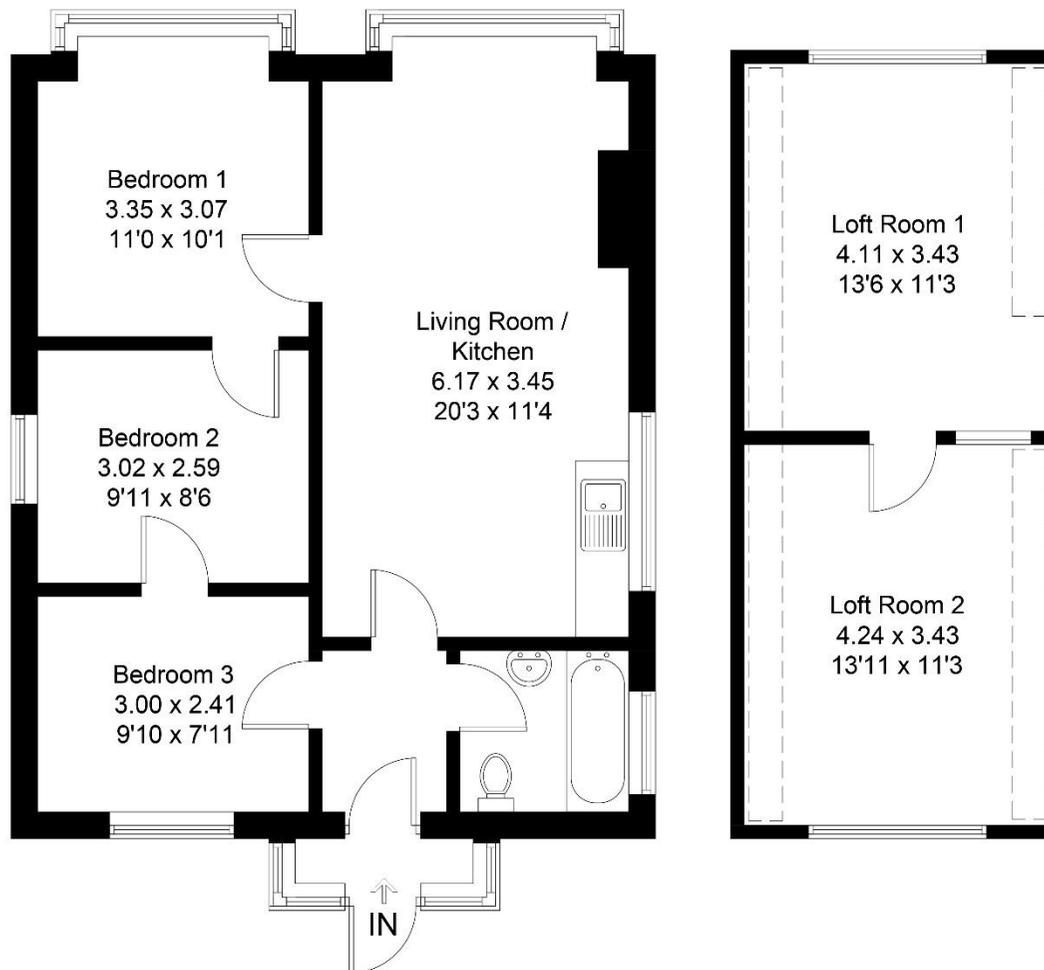
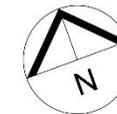


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus) A			
(81-91) B			
(69-80) C			74
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G		13	
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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Approximate Gross Internal Area = 87.5 sq m / 942 sq ft
(Including Loft Room)



Ground Floor

First 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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