



15 Jolliffe Road, West Wittering West Sussex, PO20 8ET

Guide Price £600,000

A two bedroom DETACHED BUNGALOW located in WEST WITTERING just 250m from the BEACH. Potential for ENLARGEMENT/RE DEVELOPMENT, subject to consents. NO CHAIN

Nestled in the charming coastal village of West Wittering in West Sussex, this detached bungalow presents a fantastic opportunity for buyers looking to create their dream home, an ideal proposition for those seeking a project with substantial potential. Offered with the added benefit of no onward chain.

The bungalow features two spacious bedrooms, with a third room located off of the conservatory which could be utilised as either a hobby room or study. The well proportioned reception room offers a cosy space for entertaining guests or unwinding after a long day. The property also includes a functional bathroom, ready for modernisation to suit contemporary tastes.

While the interior is in need of refurbishment, the true charm of this bungalow lies in its potential. With the appropriate consents, there is scope to extend the property, allowing for the addition of more rooms or perhaps a larger living area, catering to a growing family or those who simply desire more space.

To the front, driveway parking is available for a number of vehicles with potential create further space for motor home/boat if desired. The rear garden offers a blank canvas for landscaping enthusiasts to design their perfect outdoor retreat. The plot measures approximately 137ft x 40.5ft.



LOCATION

East Wittering village centre is within a short stroll and offers a comprehensive range of amenities including a primary school, doctors, chemist, dentist and a wide selection of quality independent shops and mini supermarkets. West Wittering beach is approximately 1.5 miles to the west and 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. Further comprehensive shopping facilities and hospitality/leisure facilities can be found at nearby Chichester, some 8 miles to the north.

Tenure Freehold

Council Tax Band E

EPC E



Entrance Hall

Kitchen/Breakfast Room 11'8" (3.56m) x 11'6" (3.51m)

Sitting Room 17'1" (5.21m) x 11'10" (3.61m)

Conservatory 18'1" (5.51m) x 8'7" (2.62m)

Hobbies Room 13'11" (4.24m) x 8'9" (2.67m)

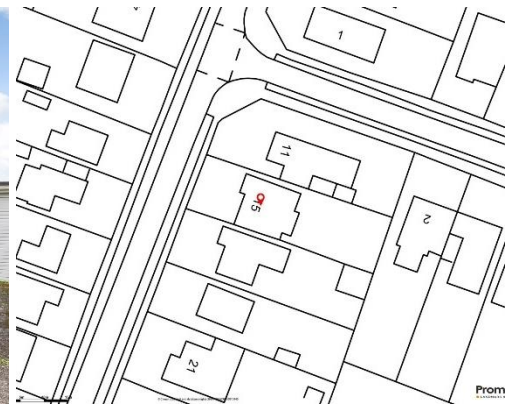
Bedroom 1 13'0" (3.96m) x 11'10" (3.61m)

Bedroom 2 12'4" (3.76m) x 11'7" (3.53m)

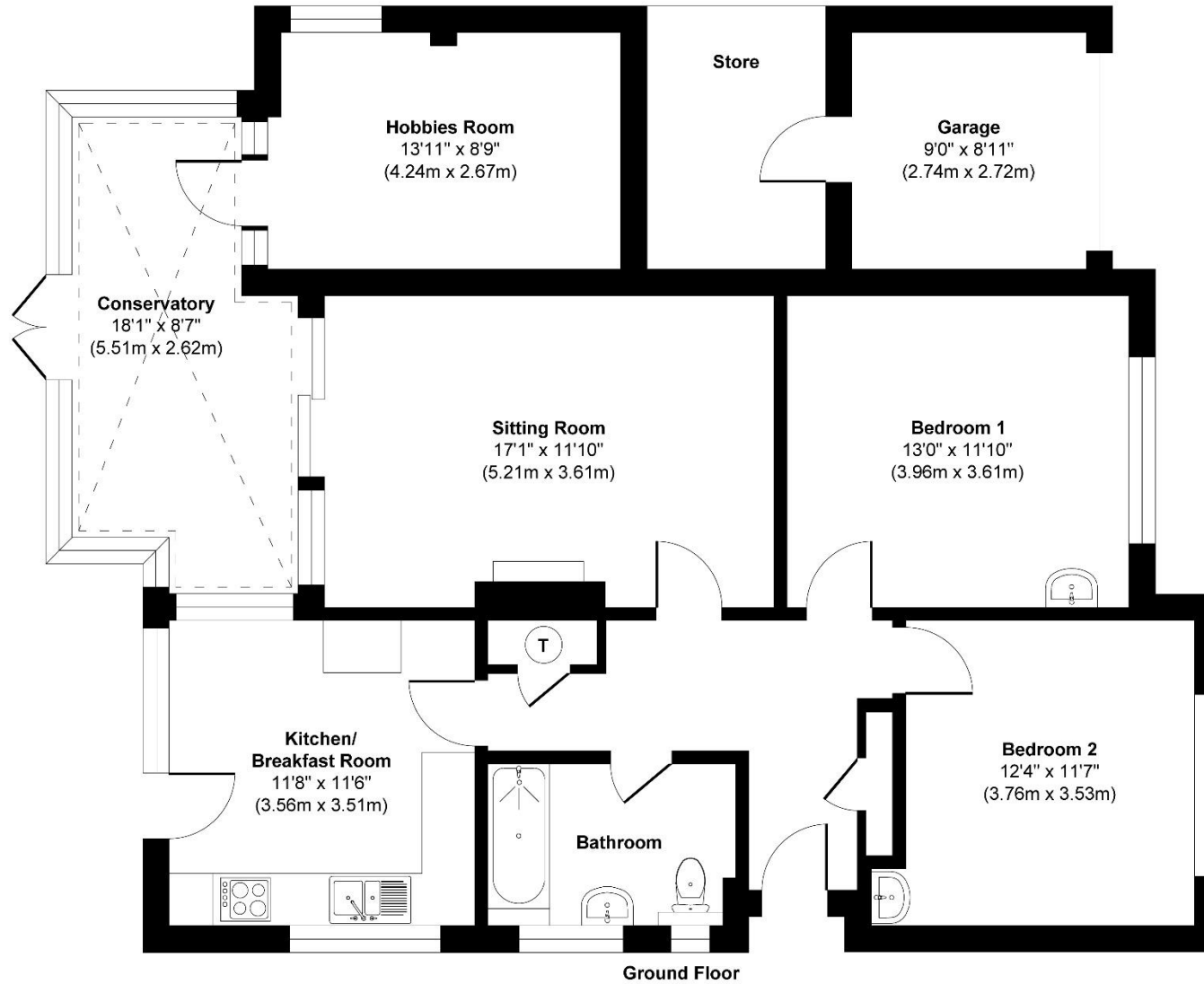
Family Bathroom

Garage/Store 9'0" (2.74m) x 8'11" (2.72m)





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Approx. Gross Internal Floor Area 1185 sq. ft / 110.10 sq. m (Including Garage)

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property



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