



Briar Cottage, Church Road, East Wittering, PO20 8PU

Guide Price £675,000

Situated in East Wittering, this extremely well presented four bedroom detached bungalow offers an excellent opportunity for those seeking a versatile home by the coast. With generous living spaces, a recently renovated kitchen, and a sizeable garden, this property is ideal for families or those looking to put their own stamp on a home.

Upon entering, you are welcomed into a bright and airy hallway leading to the heart of the home – a stylish and modern open plan kitchen and dining room. Recently updated to a high standard, the kitchen boasts a range of integrated appliances, sleek stone work surfaces, and ample storage, making it a practical and attractive space for cooking and entertaining.

The bungalow offers four well proportioned bedrooms, including a spacious principal bedroom with its own en-suite shower room and fitted wardrobes. A further four piece family bathroom serves the remaining bedrooms, fitted with contemporary fixtures and fittings.

Externally, the property benefits from a large driveway providing ample parking for multiple vehicles. The rear garden is a sizeable blank canvas, ready for landscaping to suit a buyer's needs, and includes a patio area—perfect for outdoor dining or relaxation.

Additional features include double glazing throughout and gas central heating, ensuring year round comfort. Furthermore, the property offers exciting potential for extension or redevelopment, subject to the necessary consents.

Located within easy reach of East Wittering's shops, cafés, and amenities, as well as the stunning beaches of the Witterings, this bungalow presents a fantastic opportunity to acquire a well located, spacious home with plenty of 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

Sitting Room 19'4" (5.89m) x 17'11" (5.46m)

Kitchen / Dining Room 23'9" (7.24m) x 12'2" (3.71m)

Conservatory / Utility Room 25'10" (7.87m) x 7'7" (2.31m)

Bedroom 1 14'7" (4.45m) x 9'7" (2.92m)

Bedroom 2 11'5" (3.48m) x 8'11" (2.72m)

Bedroom 3 8'1" (2.46m) x 7'9" (2.36m)

Bedroom 4 9'3" (2.82m) x 9'2" (2.79m)

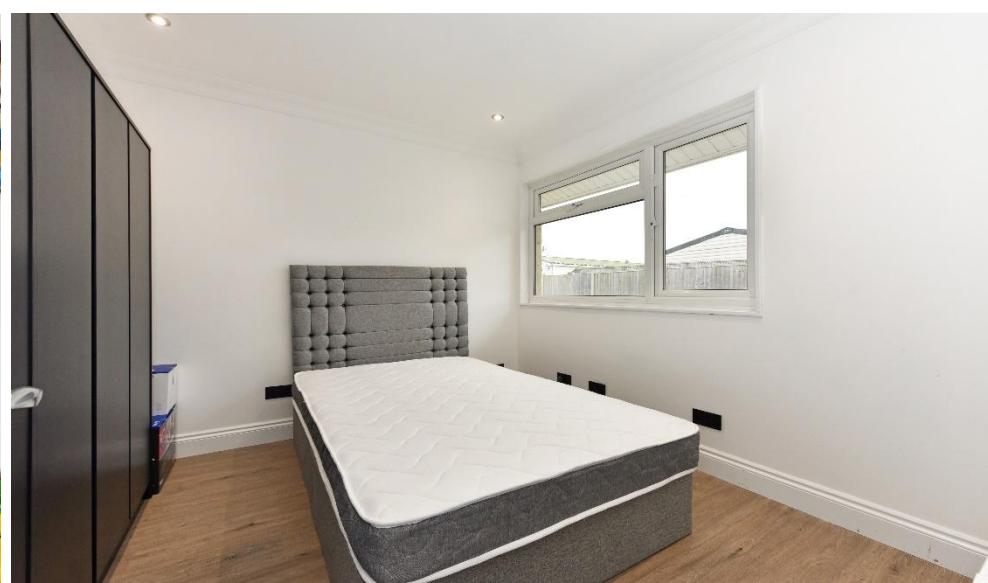
General

The property is connected to all mains services. Gas heating to radiators.

We understand that the property is timber-framed; therefore, buyers are advised to conduct their own inquiries regarding mortgage suitability.

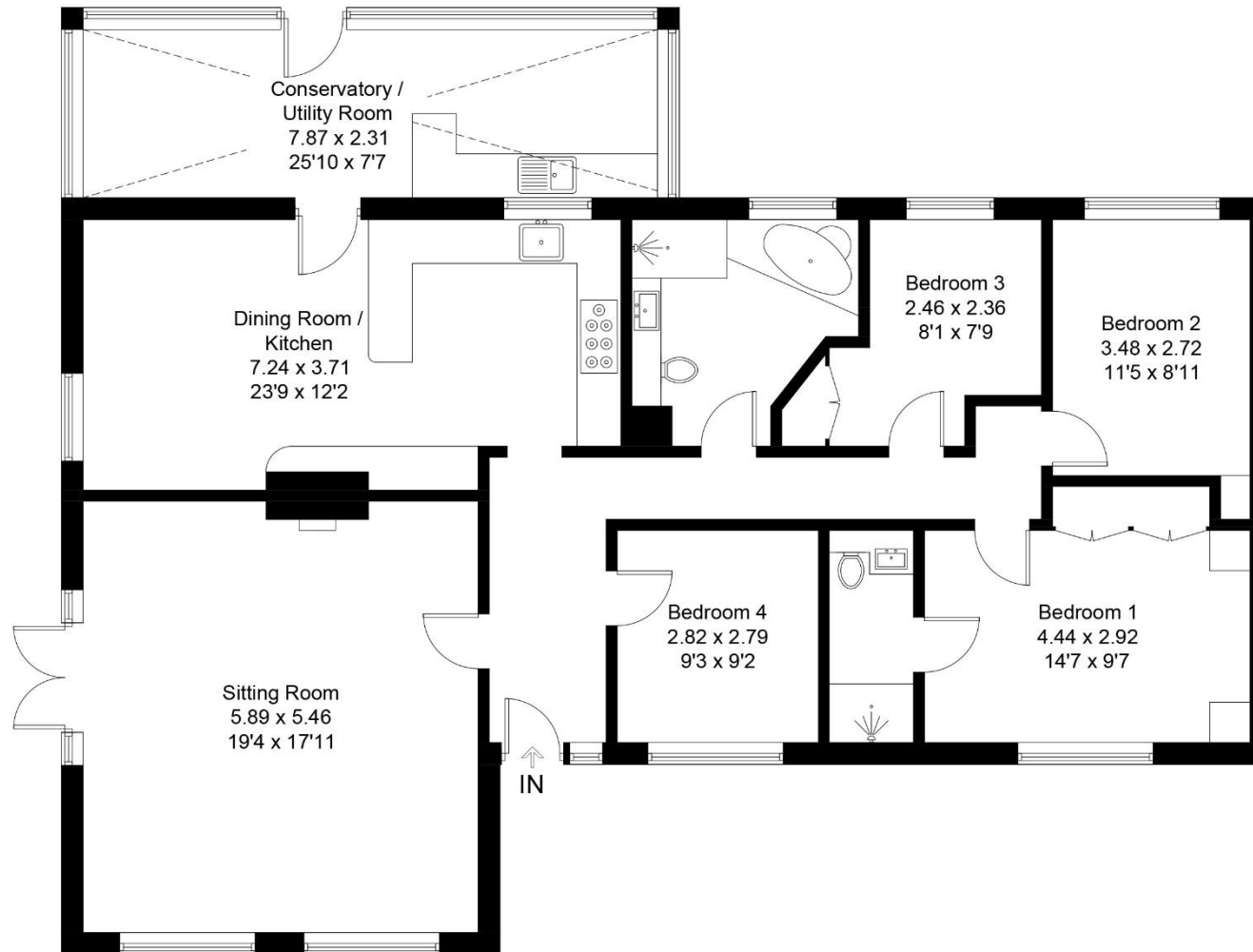


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	60	96
A		
(81-91)		
B		
(69-80)		
C		
(55-68)		
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		
www.epc4u.com		



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Approximate Gross Internal Area = 149.0 sq m / 1604 sq ft



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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