

WITH PLANNING  
CONSENT TO CONVERT  
TO TWO BEDROOMS!



**A** Astons  
of sussex

**BUNGALOW STYLE ONE BEDROOM APARTMENT**  
**BORTHWICK HOUSE, LONGLANDS ROAD    £188,000**



**A spacious one bedroom ground floor self contained bungalow style apartment situated in a favoured road close to the sea and local amenities.**

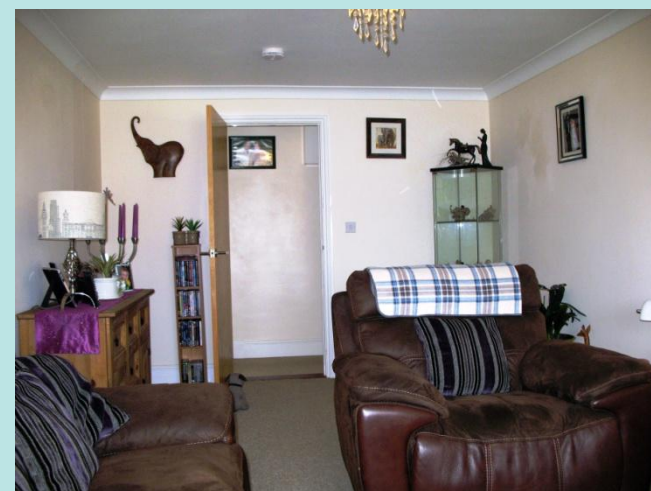
**The owners have obtained planning consent to divide the bedroom into two to create two good sized bedrooms and will carry out this alteration if desired by a purchaser for an additional sum of £9,500.**

**In addition there is a shower room, 17ft living room overlooking the private garden, modern fitted kitchen/ diner and an allocated parking space on the front forecourt.**

**One outstanding feature is the extensive private garden to the rear measuring approximately 90' x 40' offering an al fresco lifestyle and a gardener's dream if you are interested in self sufficiency.**

**The property benefits from electric heating and UPVc double glazing. A new 125 year lease with ground rent at £80 p.a. rising to £160 p.a. after 10 years. Service charge to be agreed but will not exceed £900 per annum.**

**NO FORWARD CHAIN.**







***The village of East Wittering is a coastal village in West Sussex, very popular with Tourists and Water Sports Enthusiasts alike. Offering a selection of traditional shops including good quality Butchers, Bakers, Fishmongers, Greengrocers, Coffee shops and Pubs, along with more practical amenities of a Health Centre, Dentist and Library.***

***There are good Transport links to neighbouring villages and the Cathedral City of Chichester which lies to the North.***



### **Directions:**

**From our office proceed on Shore Road towards the sea front. Turn left into Longlands Road and follow for approximately a quarter mile and Borthwick House will be found on the left hand side.**

### **Viewing:**

**STRICTLY BY APPOINTMENT  
THROUGH THIS OFFICE.**

**Telephone 01243 670765.**

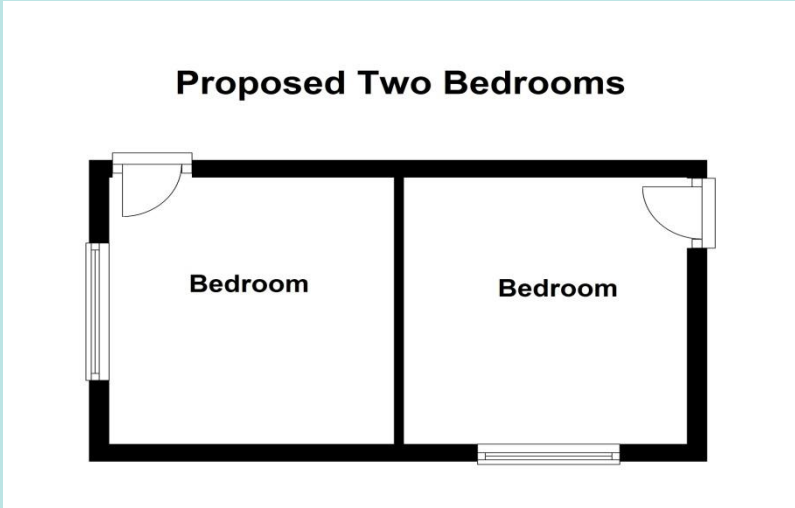
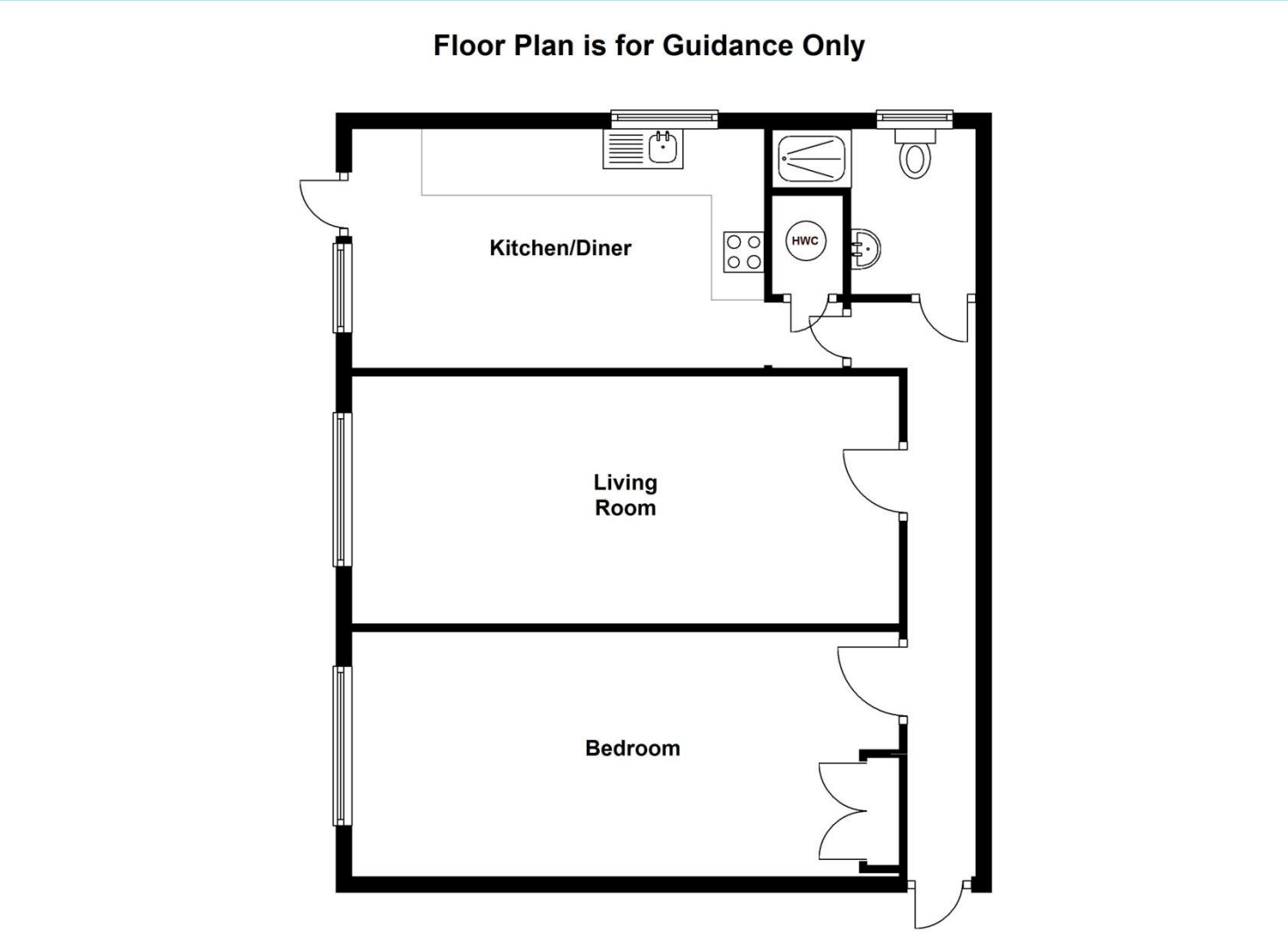
**Chichester District Council.  
Tel: 01243 785166**

**Council Tax Band: A**





FLOOR PLAN IS FOR GUIDANCE ONLY



All measurements are approximate

Entrance Hall

Living Room 19'3" x 10'2"

Kitchen 16'10" x 9'10"

Bedroom 16'11" x 10' excluding built in wardrobes

Bathroom 5'5" x 5'3" excluding recessed shower cubicle

One allocated parking space to the front

