



Windsor Drive, West Wittering, PO20 8EG
Price Guide £375,000





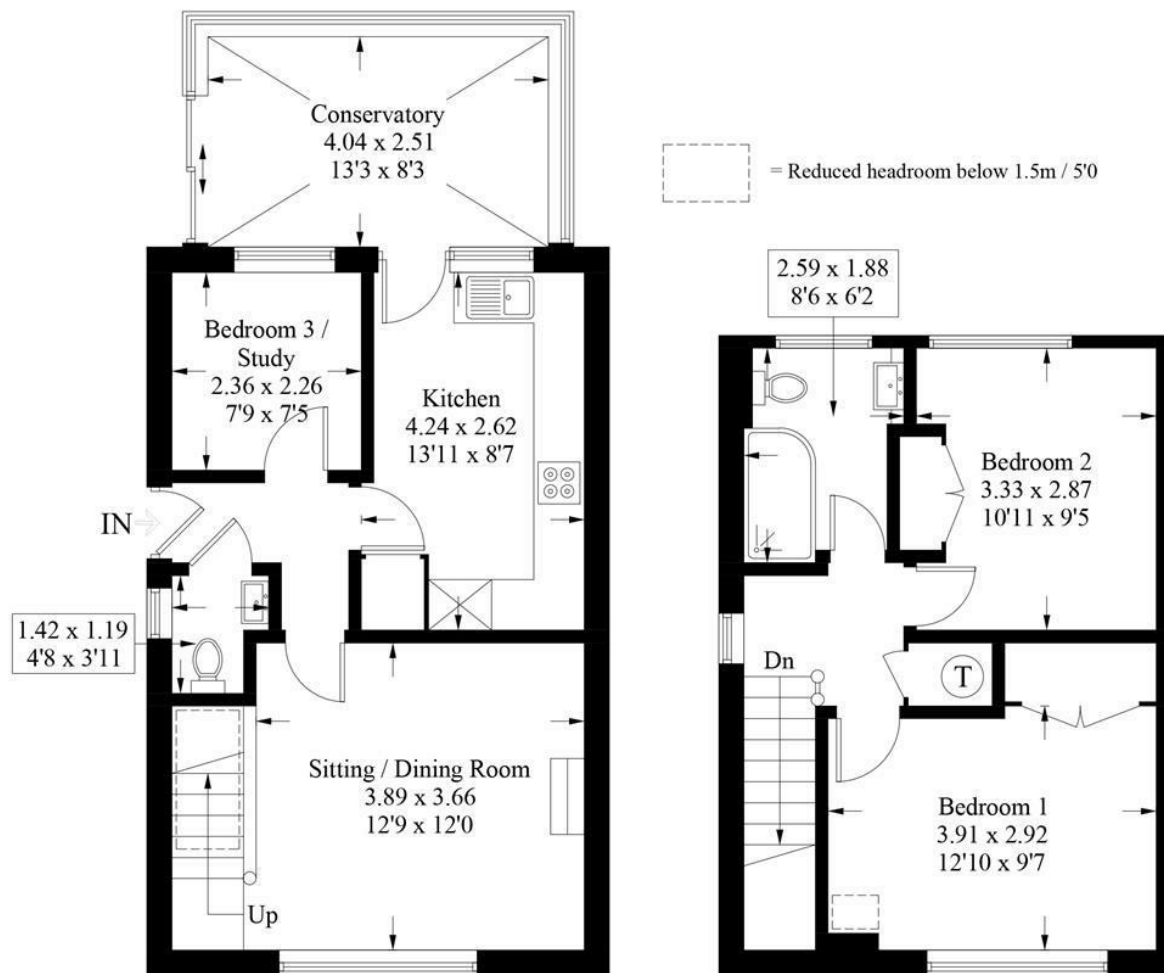
- THREE BEDROOMS
- DOWNSTAIRS CLOAKROOM
- POPULAR LOCATION

- VERY CLOSE TO EAST WITTERING VILLAGE CENTRE
- GARAGE & PARKING
- SHORT WALKING DISTANCE OF THE BEACH

- CONSERVATORY
- SEMI-DETACHED HOUSE

Windsor Drive, PO20 8EG

Approximate Gross Internal Area
House = 86.2 sq m / 928 sq ft



Ground Floor

First Floor

These plans are for illustration purposes only as defined by RICS - Code of Measuring Practice.
Not to scale. Created by Emzo Marketing



Situated in a sought-after location, this three bedroom semi-detached house is short walking distance of the BEACH and very close to East Wittering Village centre with all amenities. The property benefits from downstairs cloakroom, conservatory, garage and parking.

Council Tax band C

ENTRANCE HALL

Doors to downstairs cloakroom, kitchen, sitting room and bedroom three/study.

DOWNSTAIRS CLOAKROOM

4'7" x 3'10" (1.42 x 1.19)

Low level w.c, wall mounted wash hand basin, window.

BEDROOM THREE

7'8" x 7'4" (2.36 x 2.26)

Window.

KITCHEN

13'10" x 8'7" (4.24 x 2.62)

A range of wall and base units, single drainer sink unit, space for washing machine, space for undercounter fridge and freezer, eye level oven, electric hob with extractor over, door to conservatory.



CONSERVATORY

13'3" x 8'2" (4.04 x 2.51)

Accessed from kitchen, door to rear garden.

SITTING ROOM/DINING ROOM

12'9" x 12'0" (3.89 x 3.66)

Window to front, stairs to first floor.

FIRST FLOOR LANDING

Airing cupboard, window.

BEDROOM ONE

12'9" x 9'6" (3.91 x 2.92)

Window to front, built-in wardrobes.



BEDROOM TWO

10'11" x 9'4" (3.33 x 2.87)

Window to rear, built-in wardrobes.



SHOWER ROOM

8'5" x 6'2" (2.59 x 1.88)

Suite comprising shower with glass screen, low level w.c., sink set within vanity unit, heated towel rail, extractor, window, fully tiled walls.



FRONT & REAR GARDENS

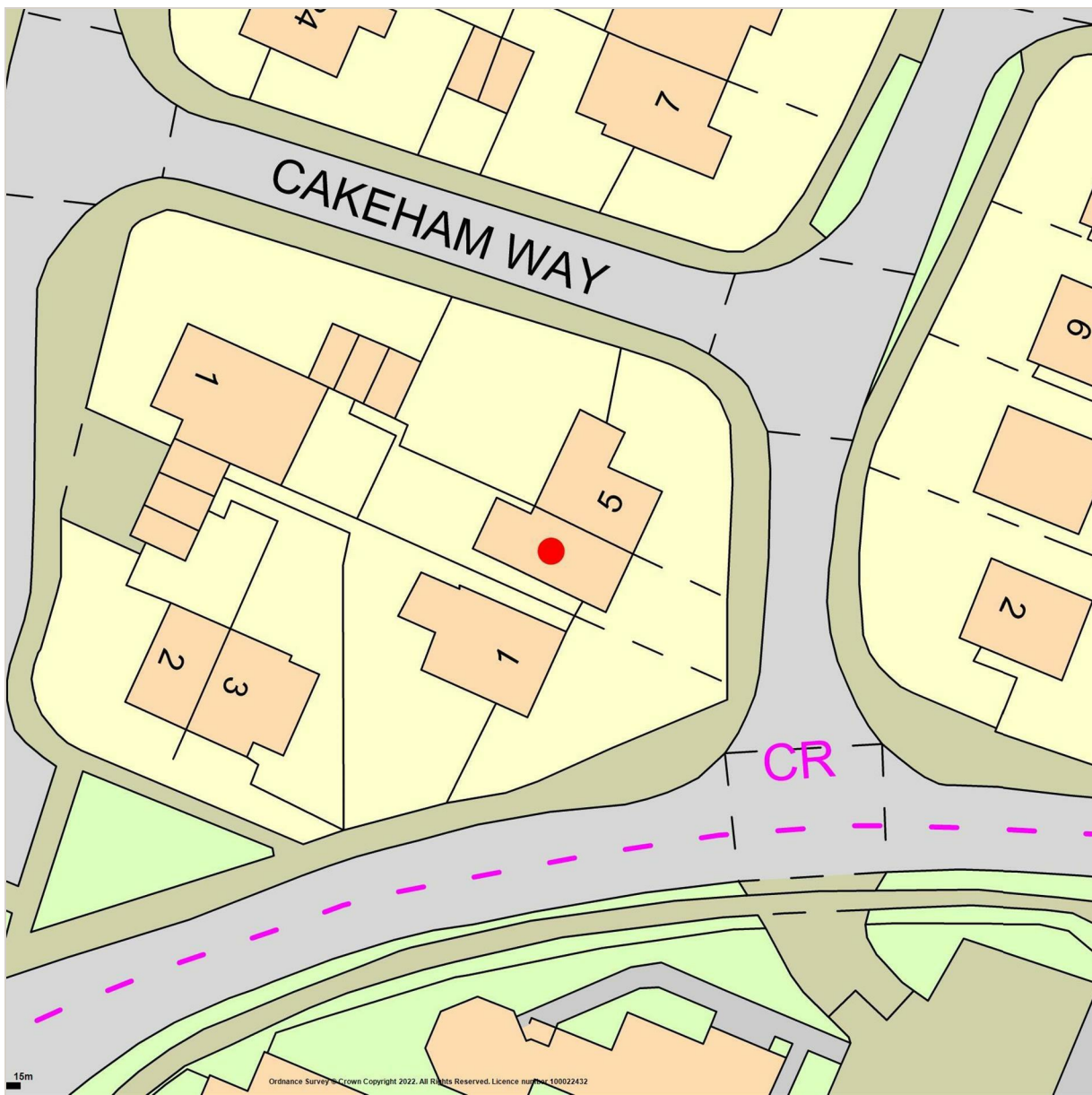
Large lawn area to front, small timber gate to side front door, outside tap.

Rear garden is mainly laid to lawn with shrub borders.




SINGLE GARAGE

Power and light.



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	42	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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