



Howard Avenue, West Wittering, PO20 8EX
Price Guide £622,000





- DETACHED BUNGALOW
- SOUTH FACING REAR GARDEN
- CONSERVATORY

- MUCH SOUGHT AFTER LOCATION
- POTENTIAL TO EXTEND (STPP)
- GAS CENTRAL HEATING

- CLOSE TO THE BEACH
- HOBBY ROOM/OFFICE
- DOUBLE GLAZING

Howard Avenue, PO20 8EX

Approximate Gross Internal Area

91.9 sq m / 989 sq ft

Garage / Studio = 14.5 sq m / 156 sq ft

Cabin = 6.5 sq m / 70 sq ft

Total = 112.9 sq m / 1215 sq ft



Ground Floor

These plans are for illustration purposes only as defined by RICS - Code of Measuring Practice.

Not to scale. Created by Emzo Marketing



A detached 2 bedroom bungalow located in the much sought after Howard Avenue, being close to the BEACH and all the amenities in the village of East Wittering, including doctors, dentists, Tescos, Co-Op and buses serving the surrounding villages and The Cathedral City of Chichester. It has the benefit of SOUTH FACING REAR GARDEN, POTENTIAL TO EXTEND (stpp) gas central heating and double glazing. The property has recently been repointed and the loft boarded.

This property is sold on a freehold basis.
Council Tax band D

ENTRANCE HALL

Front door leading to
Access to loft via ladder, power and light.

SITTING/DINING ROOM

22'2" x 13'3" (6.76 x 4.04)
Feature stone hearth and mantel with fireplace (which could be re-commissioned). Door to



CONSERVATORY

12'8" x 7'0" (3.86 x 2.13)
Of brick and double glazed construction. Sliding door, to SOUTH FACING REAR GARDEN.



KITCHEN

10'7" x 9'7" (3.23 x 2.92)
A range of wood base units and drawers with matching wall mounted unit above. Space for cooker, extractor fan above, storage cupboard housing electric consumer unit. Door to



UTILITY ROOM

9'8" x 5'10" (2.95 x 1.78)
Space and plumbing for washing machine, fridge/freezer, stainless steel sink and storage units. Door to rear garden.

BEDROOM ONE

13'10" x 11'10" (4.22 x 3.61)
Range of sliding wardrobe cupboards to one wall.

BEDROOM TWO

13'1" x 11'5" (3.99 x 3.48)
Built in wardrobe cupboards.

BATHROOM

8'9" x 5'4" (2.67 x 1.63)
Panelled bath with shower fitment, cubicle walk in shower, low level WC, vanity wash hand basin. Tiled walls and floor.

GARAGE/STUDIO

17'8" x 8'6" (5.38 x 2.59)
Wall mounted Valliant gas boiler for central heating. Radiator, wood clad ceiling. Personal door to rear garden with raised wooden decked area. This was the former garage.

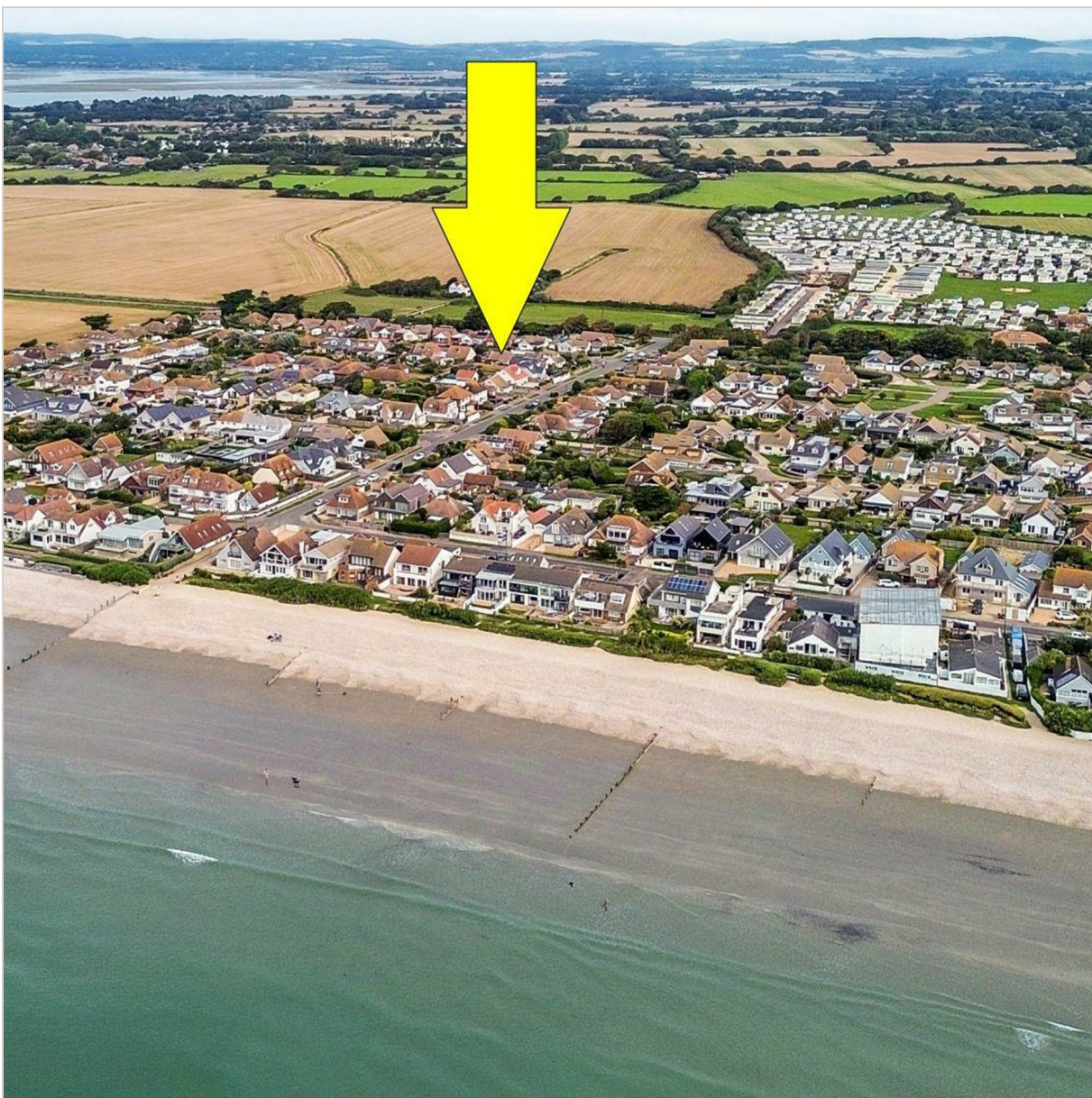
REAR GARDEN

This is SOUTH FACING with area laid to patio seating area remainder laid to lawn with established flowers and shrubs. Newly installed wooden summer house, gate leading to the front garden. This is enclosed by a low wall to the front well stocked flower and shrub border with the remainder laid to lawn.

OUTSIDE AND GENERAL

All just a short walk to the beach.






Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		84
(69-80) C	68	
(55-68) D		
(39-54) E		
(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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