



Charlmead, East Wittering, PO20 8DN
Price Guide £595,000





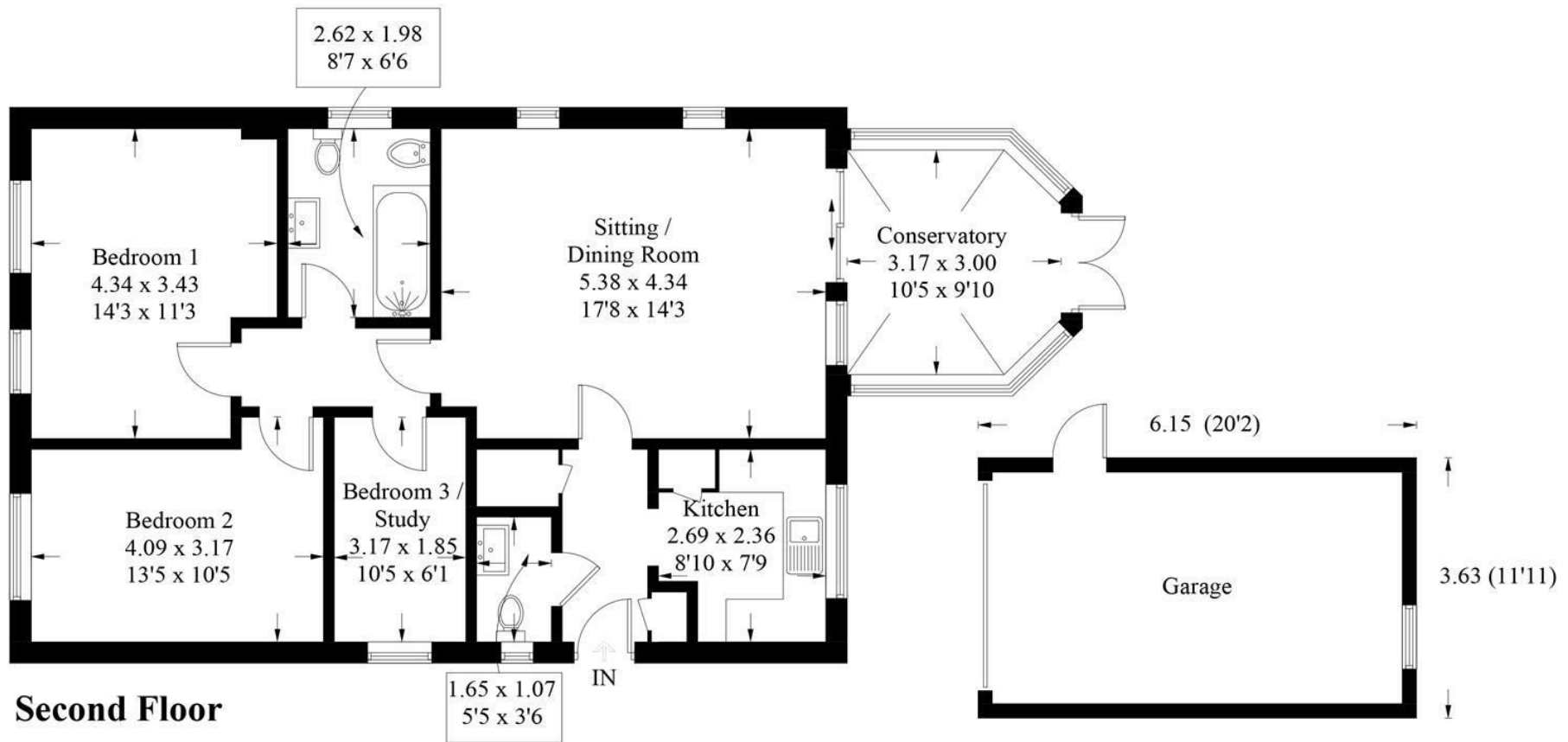
- SOUGHT-AFTER LOCATION
- DETACHED BUNGALOW
- AMPLE OFF-ROAD PARKING & GARAGE

- 3 BEDROOMS
- SITTING/DINING ROOM
- ELECTRIC HEATING

- CLOSE TO BEACH & EAST WITTERING VILLAGE CENTRE
- CONSERVATORY
- CLOAKROOM

Charlmead, PO20 8DN

Approximate Gross Internal Area
 House = 90.4 sq m / 973 sq ft
 Garage = 18.7 sq m / 201 sq ft
 Total = 109.1 m / 1174 sq ft



(Not Shown In Actual Location / Orientation)



Situated in a sought-after PRIVATE QUIET ROAD LEADING DIRECTLY ONTO THE BEACH via pathway and yet within walking distance of East Wittering Village centre. This three bedroom detached bungalow sits on large plot and offers GREAT POTENTIAL TO EXTEND (subject to planning permission). It has the benefit of a detached garage and ample off road parking. OFFERED WITH NO FORWARD CHAIN.

Freehold
Council Tax band E

ENTRANCE HALL

Front door into hallway, large storage cupboard.

KITCHEN

8'9" x 7'8" (2.69 x 2.36)

A range of wall and base units with stainless steel sink, space for washing machine, space for undercounter fridge and freezer, airing cupboard housing hot water tank, window.



CLOAKROOM

5'4" x 3'6" (1.65 x 1.07)

Pedestal wash hand basin, low flush w.c., window.

SITTING/DINING ROOM

17'7" x 14'2" (5.38 x 4.34)

Window and patio doors to conservatory, 2 high level windows.

CONSERVATORY

10'4" x 9'10" (3.17 x 3.00)

Doors to rear garden.

INNER LOBBY

Accessed from sitting/dining room, loft access.

BEDROOM ONE

14'2" x 11'3" (4.34 x 3.43)

Built-in wardrobes and drawers, window.

BEDROOM TWO

13'5" x 10'4" (4.09 x 3.17)

Window.

BEDROOM THREE

10'4" x 6'0" (3.17 x 1.85)

Window.

BATHROOM

8'7" x 6'5" (2.62 x 1.98)

Suite comprising panel enclosed bath with shower over and glass screen, pedestal wash hand basin, low flush w.c., bidet, extractor, window.

GARAGE

20'2" x 11'10" (6.15 x 3.63)

With personal door accessed from rear garden.

FRONT GARDEN

Driveway providing ample parking.



REAR GARDEN

The garden is a real feature of this property and at present divided

by a wall and gate leading to a substantial further area laid to lawn. Approximate measurements 150ft x 40ft.



OUTSIDE & GENERAL

Quiet private road leading to pathway directly to the BEACH.




AGENTS NOTE

This property sits in a plot approximate measurements 225ft x 40ft and is of timber frame construction with external brick cladding.



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D		
(39-54) E	47	
(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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