



Culimore Close, West Wittering, PO20 8HD  
Price Guide £625,000





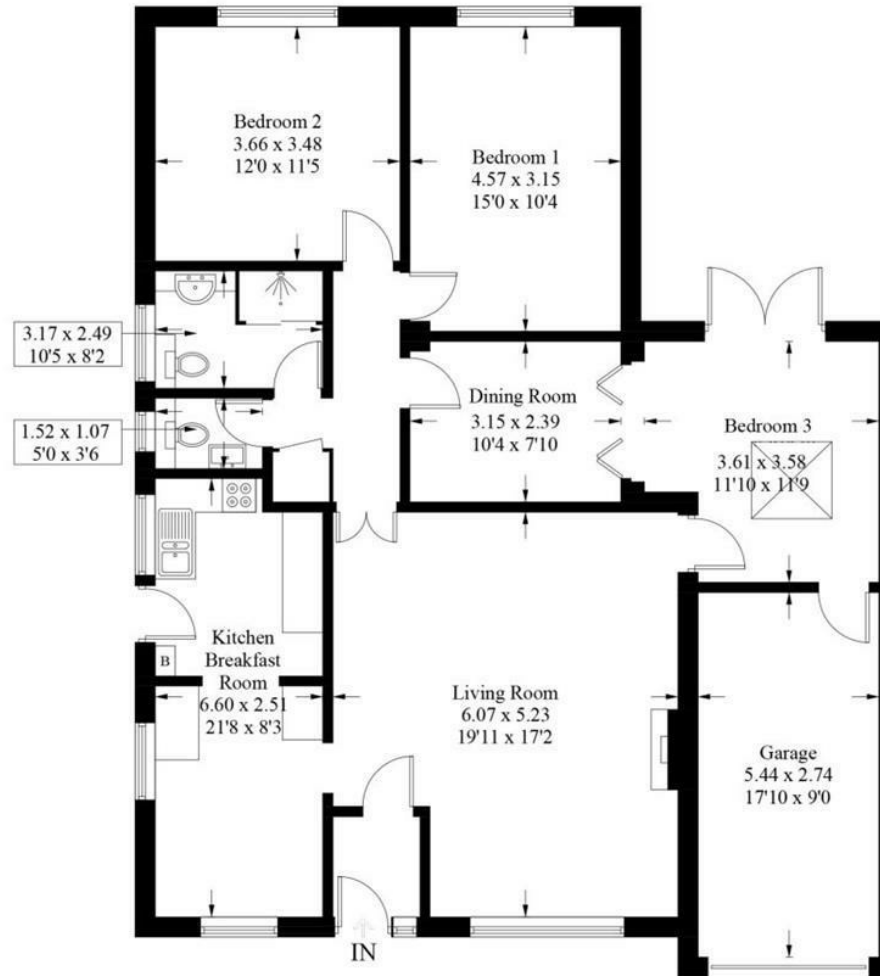
- 3 BEDROOMS
- CLOSE TO EAST WITTERING VILLAGE CENTRE
- DETACHED BUNGALOW

- QUIET CUL-DE-SAC
- VACANT POSSESSION
- LARGE PLOT WRAP AROUND GARDEN

- WALKING DISTANCE OF THE BEACH
- CLOSE TO BEACH
- INTEGRAL GARAGE AND AMPLE OFF ROAD PARKING

## Culimore Close, PO20 8HD

Approximate Gross Internal Area  
127.7 sq m / 1374 sq ft  
(Including Garage)



**Ground Floor**

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



An opportunity to purchase a spacious 3 bedroom detached bungalow located in a quiet cul de sac a few steps to the BEACH and walking distance of all the local amenities in the village of East Wittering. With the great location and with its large wrap around garden the property offers scope for potential improvement. Ample parking and integral garage. OFFERED WITH VACANT POSSESSION.

Council Tax band D  
Freehold

### ENTRANCE LOBBY

Door into entrance lobby with door into sitting room.

### KITCHEN/BREAKFAST ROOM

21'7" x 8'2" (6.6 x 2.51)

A range of wall and base cupboards with 1 1/2 bowl sink unit, space for dishwasher, slimline cooker and fridge/freezer, space for dining table, wall mounted gas central heating boiler, dual aspect, door to rear garden.



### LIVING ROOM

19'10" x 17'1" (6.07 x 5.23)

A very spacious room with window to front, fireplace with surround and electric fire, doors to dining room, kitchen and inner hallway.

### BEDROOM 3

11'10" x 11'8" (3.61 x 3.58)

Door to sitting room, door to integral garage, patio doors to garden,

### INNER HALLWAY

Door to dining room, cupboard with power connected.

### SHOWER ROOM

10'4" x 8'2" (3.17 x 2.49)

Suite comprising large walk-in glass shower cubicle with rain head and hand held shower, concealed cistern w.c., vanity sink unit, wall cabinet, extractor, window.



### CLOAKROOM

4'11" x 3'6" (1.52 x 1.07)

Concealed cistern w.c., vanity sink unit, window.

### BEDROOM ONE

14'11" x 10'4" (4.57 x 3.15)

Window.

### BEDROOM TWO

12'0" x 11'5" (3.66 x 3.48)

Window.

### DINING ROOM

10'4" x 7'10" (3.15 x 2.39)

### INTEGRAL GARAGE

17'10" x 8'11" (5.44 x 2.74)

Power and water connected, roller door to front.

### FRONT GARDEN

Lawn area, shrub borders, paved driveway providing off road parking, side gate, solar panel to roof.

### REAR GARDEN

Of a good size that wraps around the property and provides an attractive garden with lawn areas, paved patio to side and rear, further paved seating areas, mature shrubs, outside tap, timber shed, greenhouse.




### OUTSIDE

All just a short walk to the beach.





### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>79</b>
(69-80) <b>C</b>	<b>63</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	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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