



Howard Avenue, West Wittering, PO20 8EU  
Price Guide £550,000





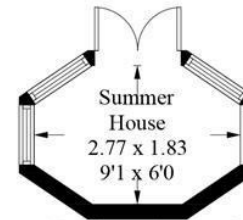




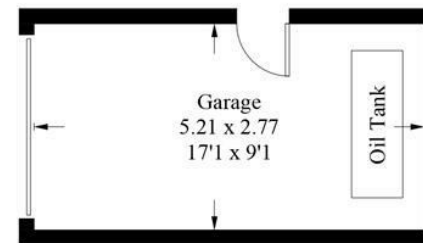
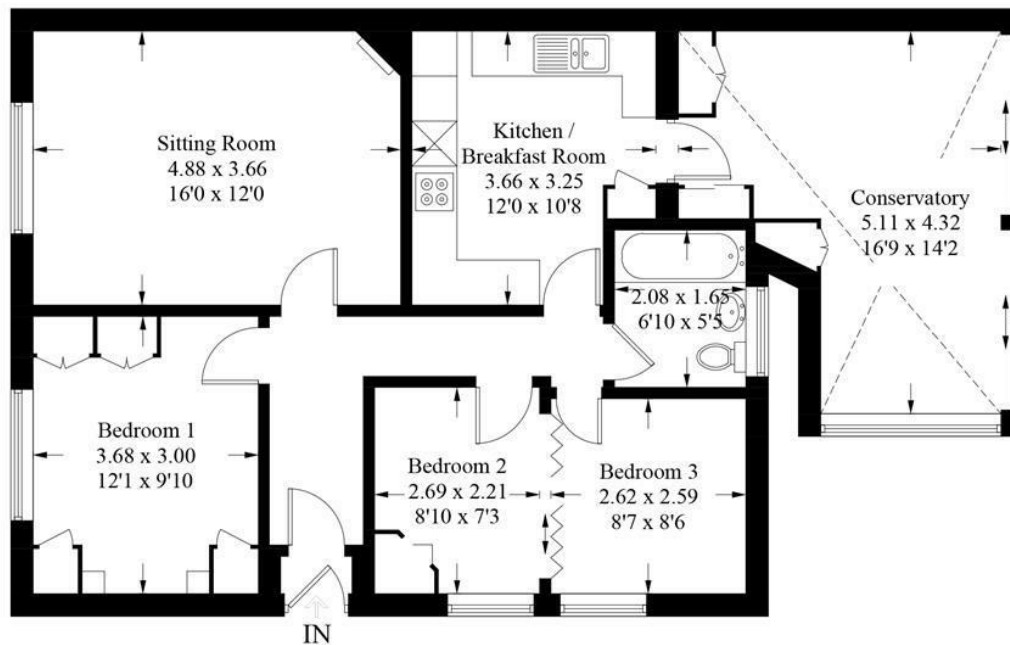
- THREE BEDROOM SEMI-DETACHED BUNGALOW
- WEST-FACING REAR GARDEN WITH VIEW OVER FIELDS
- CLOSE TO THE BEACH
- KITCHEN/DINER
- GARAGE & OFF-ROAD PARKING
- WALKING DISTANCE OF EAST WITTERING VILLAGE CENTRE
- SITTING ROOM
- SOUGHT-AFTER ROAD
- NO FORWARD CHAIN

## 44, Howard Avenue, PO20 8EU

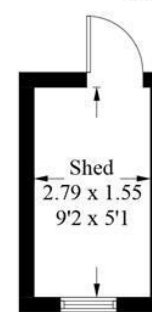
Approximate Gross Internal Area  
 House = 87.3 sq m / 940 sq ft  
 Garage = 14.3 sq m / 154 sq ft  
 Outbuildings = 15.7 sq m / 169 sq ft  
 Total = 117.3 sq m / 1263 sq ft



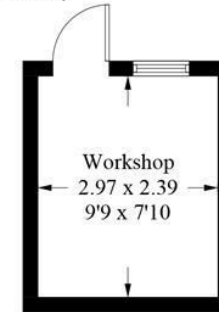
(Not Shown In Actual Location / Orientation)



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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 road walking distance of the BEACH and East Wittering village centre, this three bedroom unmodernised semi-detached bungalow benefits from a west-facing rear garden with UNINTERRUPTED VIEWS OVER FIELDS. The property has a good-sized kitchen/diner, sitting room, conservatory, garage and ample off-road parking. OFFERED WITH NO FOWARD CHAIN.

Council Tax band D  
Freehold

### ENTRANCE PORCH

Front door into hallway.

### L SHAPED ENTRANCE HALLWAY

Loft access, cupboard housing consumer unit and electricity meter.

### KITCHEN/BREAKFAST ROOM

12'0" x 10'7" (3.66 x 3.25)

An extensive range of wall and base cupboards with 1 1/2 bowl sink unit, built-in eye level oven and microwave, electric hob with extractor over, space for undercounter fridge, space for slimline dishwasher, floor standing oil fired central heating boiler, cupboard housing hot water cylinder, window overlooking conservatory, door to conservatory.



### CONSERVATORY

16'9" x 14'2" (5.11 x 4.32)

Built-in cupboard, sliding doors to rear garden.

### SITTING ROOM

16'0" x 12'0" (4.88 x 3.66)

Window to front, brick-built fireplace.



### BEDROOM ONE

12'0" x 9'10" (3.68 x 3.00)

Built-in wardrobes and drawers, window to front.

### BEDROOM TWO

8'9" x 7'3" (2.69 x 2.21)

Built-in wardrobes, windows to side, sliding partition door to bedroom three.



### BEDROOM THREE

8'7" x 8'5" (2.62 x 2.59)

Windows to side, sliding partition door to bedroom two.

### BATHROOM

6'9" x 5'6" (2.08 x 1.68)

Suite comprising panel enclosed bath with electric shower over and glass screen, low level w.c., extractor, wall cupboard, window.

### GARAGE

17'1" x 9'1" (5.21 x 2.77)

Detached garage with up and over door to front, personal door to garden, oil tank, power and light.

### REAR GARDEN

West-facing rear garden with ornamental pond, lawn area, patio, two timber sheds, greenhouse, summer house, side gate, outside tap, uninterrupted views over fields.



### FRONT GARDEN

Mature shrubs, driveway providing ample off-road parking.

### OUTSIDE & GENERAL

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>82</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>46</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<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.

12 Shore Road, East Wittering, West Sussex, PO20 8DZ  
 E. info@hawkinsandsmith.co.uk | T. 01243 671900  
<https://www.hawkinsandsmith.co.uk>

