



Owers Way, West Wittering, PO20 8HA
Price Guide £875,000

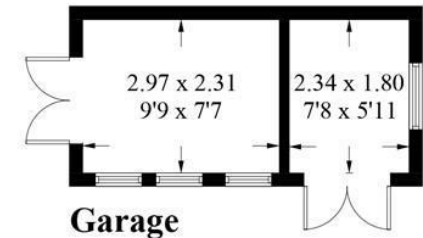
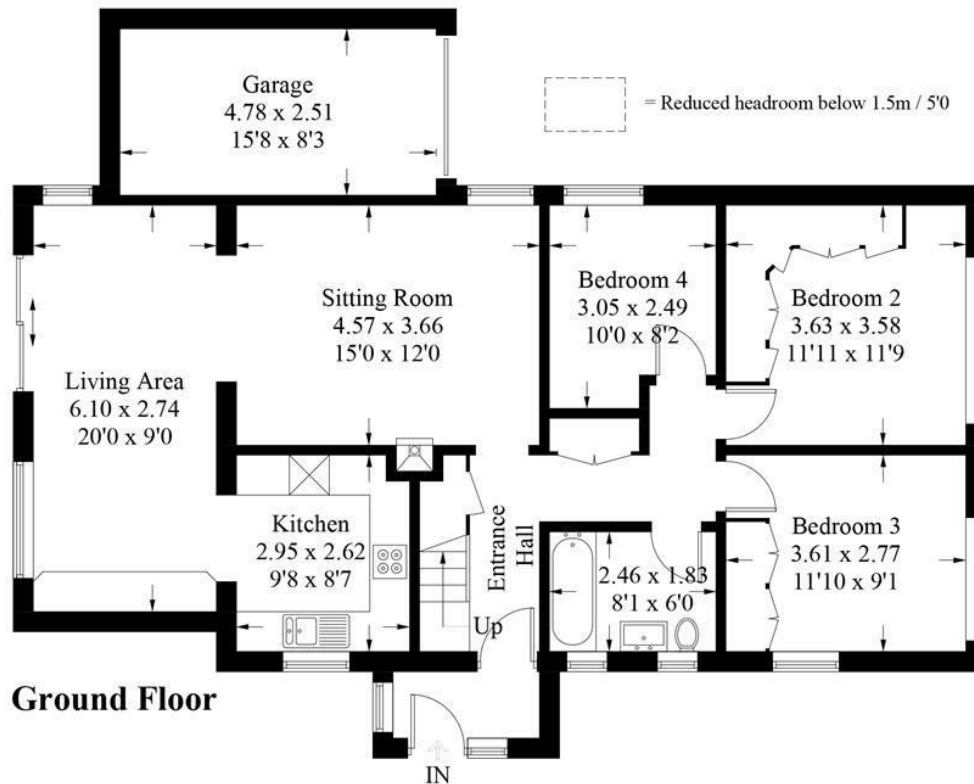




- 4 BEDROOM DETACHED
- TWO BATHROOMS
- LARGE OUTSIDE PATIO ENTERTAINING AREA
- MUCH SOUGHT AFTER LOCATION
- SOUTH FACING GARDEN
- QUIET CUL-DE-SAC
- EASY WALKING DISTANCE TO THE BEACH
- GARAGE
- NO FORWARD CHAIN

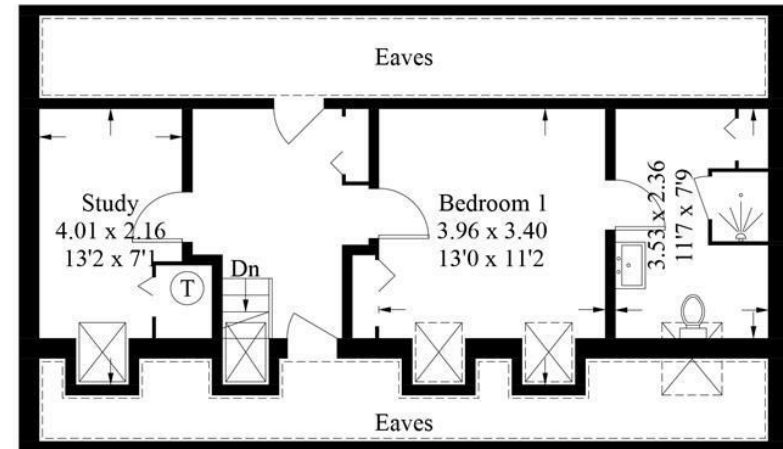
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Approximate Gross Internal Area
 House = 165.3 sq m / 1779 sq ft
 Garages = 23.2 sq m / 250 sq ft
 Total = 188.5 sq m / 2029 sq ft
 (Including Eaves)



Garage

(Not Shown In Actual Location / Orientation)



First Floor

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



Well presented 4 bedroom detached chalet style property located in a much sought after location of West Wittering, within easy walking distance of all the local amenities in the village of East Wittering, that include dentist, doctors surgery and the BEACH. It has the benefit of first floor main bedroom with en-suite, lovely SOUTH FACING GARDEN, Gas C/H, double glazed. IDEAL FAMILY HOME, SECOND HOME INVESTMENT.

Council Tax band E
Freehold

ENTRANCE LOBBY

ENTRANCE HALL

LANDING

SITTING ROOM

15'0" x 12'0" (4.57 x 3.66)



LIVING AREA

20'0" x 9'0" (6.10 x 2.74)

KITCHEN

9'8" x 8'7" (2.95 x 2.62)



BATHROOM

8'1" x 6'0" (2.46 x 1.83)

BEDROOM FOUR

10'0" x 8'2" (3.05 x 2.49)

BEDROOM THREE

11'10" x 9'1" (3.61 x 2.77)

BEDROOM TWO

11'11" x 11'9" (3.63 x 3.58)

STUDY

13'2" x 7'1" (4.01 x 2.16)



BEDROOM ONE

13'0" x 11'2" (3.96 x 3.40)

EN SUITE SHOWER ROOM

11'7" x 7'9" (3.53 x 2.36)

GARAGE

15'8" x 8'3" (4.78 x 2.51)

GARDEN STORE

9'9" x 7'7" (2.97 x 2.31)

GARDEN STORE

7'8" x 5'11" (2.34 x 1.80)

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		80
(69-80) C	67	
(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.

12 Shore Road, East Wittering, West Sussex, PO20 8DZ

E. info@hawkinsandsmith.co.uk | T. 01243 671900

<https://www.hawkinsandsmith.co.uk>

