



Howard Avenue, West Wittering, PO20 8EX  
Price Guide £780,000







- LARGE SOUTH FACING REAR GARDEN
- POTENTIAL TO EXTEND INTO LOFT (STPP)
- SOUGHT AFTER LOCATION

- THREE BEDROOM DETACHED BUNGALOW
- NO FORWARD CHAIN
- GAS CENTRAL HEATING

- CLOSE TO BEACH AND VILLAGE
- WOODEN CABIN IN GARDEN
- AMPLE OFF-ROAD PARKING

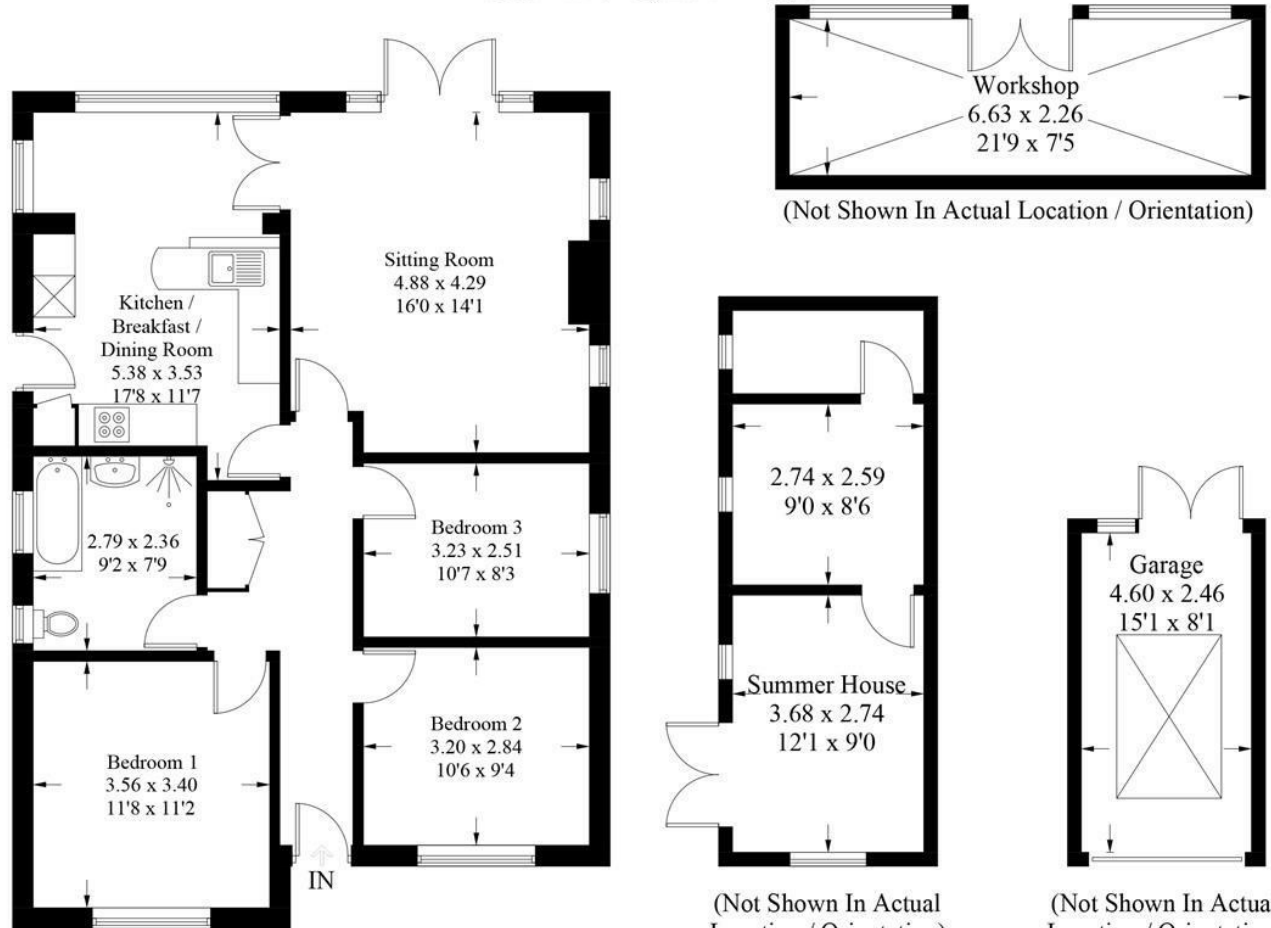
## Howard Avenue, PO20 8EX

Approximate Gross Internal Area

House = 88 sq m / 947 sq ft

Outbuildings = 47.7 sq m / 513 sq ft

Total = 135.7 sq m / 1460 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 three bedroom bungalow located in the much sought after area of Howard Avenue and has the benefit of a large SOUTH FACING REAR GARDEN, detached garage, gas central heating and double glazing. The property has a timber cabin in the garden with electrics. Ideally located being only a short walk to the BEACH and the local amenities in the village of East Wittering. POTENTIAL TO EXTEND INTO LOFT SPACE (STPP and building regulations).

OFFERED WITH NO FORWARD CHAIN.

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

TO COMPLY WITH THE ESTATE AGENTS ACT 1979 SECTION 21 AND 2 OF THIS ACT HAWKINS AND SMITH DECLARE A PERSONAL INVOLVEMENT IN THE SALE THIS PROPERTY.

### ENTRANCE HALL

Large double airing cupboard with slatted shelving. Access to part boarded loft with ladder and light point.

### SITTING ROOM

16'0" x 14'0" (4.88 x 4.29)

Spacious living area of dual aspect with double patio doors leading to attractive SOUTH FACING REAR GARDEN. Glazed doors to



### KITCHEN/BREAKFAST/DINING ROOM

17'7" x 11'6" (5.38 x 3.53)

A range of shaker style base units and drawers with matching wall cupboards above. Built in eye level electric oven, inset four ring electric hob, space and plumbing for washing machine, built in fridge/freezer. Door to side access. Area for breakfast table and chairs. Dual aspect with large picture window overlooking the rear garden.



### BEDROOM ONE

11'8" x 11'1" (3.56 x 3.40)

Fitted mirrored sliding wardrobes to one wall. Front aspect.

### BEDROOM TWO

10'5" x 9'3" (3.20 x 2.84)

Front aspect.

### BEDROOM THREE

10'7" x 8'2" (3.23 x 2.51)

Side aspect with fitted bookshelves to one wall.

### SPACIOUS BATHROOM

9'1" x 7'8" (2.79 x 2.36)

Presently set up as a walk in wet room with shower, low level WC, wash hand basin and panelled bath.



### GARAGE

15'1" x 8'0" (4.60 x 2.46)

Detached single garage with up and over door, double crittal doors to rear. Leading to paved patio area to side of kitchen. This is approached by a paved driveway providing off road parking for several vehicles.

### FRONT GARDEN

Mainly laid to lawn and bordered by a low level brick wall to front, and mature hedging to the west elevation, and newly built brick wall adjacent to the driveway on the east elevation.

### REAR GARDEN

This is a good size and SOUTH FACING being a real feature of this property. Laid to lawn with variety of established trees and shrubs. Raised non slip patio area to the rear of the property. LARGE TIMBER CABIN with power and light. Single skin workshop to the rear of the garden with power and light.


### 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) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>	<b>65</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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