



Wessex Avenue, East Wittering, PO20 8NP
Price Guide £950,000

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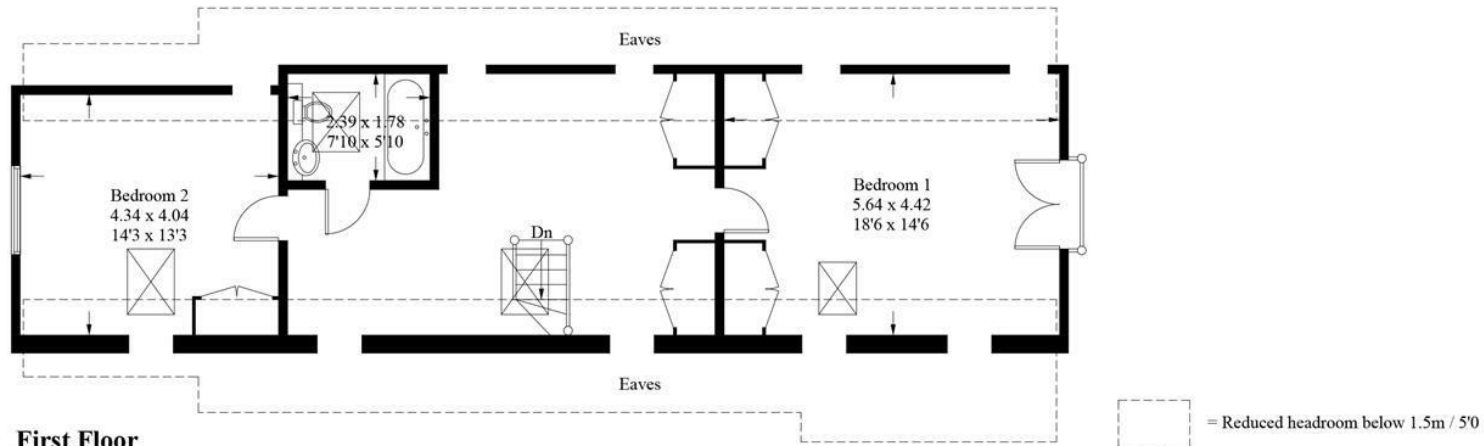
- RECENTLY BUILT INDIVIDUALLY DESIGNED FOUR BEDROOM DETACHED CHALET BUNGALOW
- GROUND FLOOR BATHROOM & UPSTAIRS BATHROOM
- GOOD-SIZED REAR GARDEN

- SPACIOUS OPEN PLAN KITCHEN/DINING/SITTING ROOM
- UTILITY ROOM & DOWNSTAIRS CLOAKROOM
- GAS CENTRAL HEATING AND UNDERFLOOR HEATING

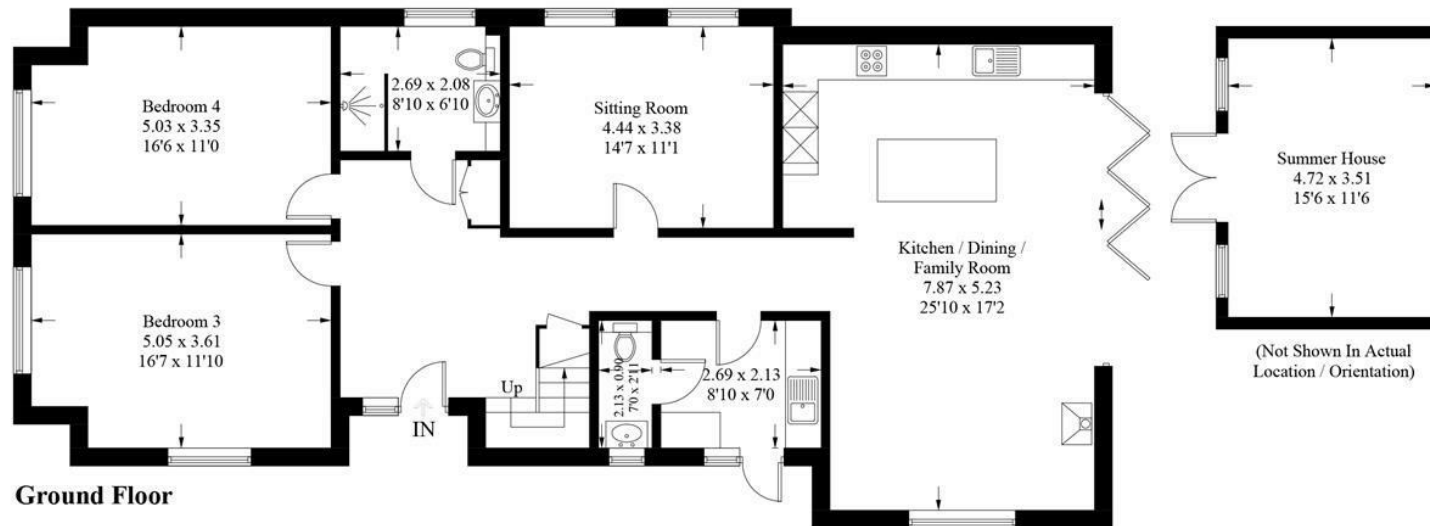
- TWO RECEPTION ROOMS
- OFF-ROAD PARKING
- SOUGHT-AFTER ROAD NEAR THE BEACH AND EAST WITTERING VILLAGE CENTRE

Wessex Avenue, PO20 8NP

Approximate Gross Internal Area = 203.0 sq m / 2185 sq ft
 Outbuilding = 16.4 sq m / 176 sq ft
 Total = 219.4 sq m / 2361 sq ft
 (Excluding Eaves)



First Floor



Ground Floor

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 cul-de-sac within short walking distance of the BEACH and East Wittering village centre, this individually designed four bedroom detached chalet bungalow was built 4 years ago. The property benefits from a large wet room and bathroom, utility room, downstairs cloakroom, snug, good-sized open plan kitchen/dining/sitting room, attractive rear garden and off-road parking for several vehicles.

Council Tax band F
Freehold

PORCH

Covered entrance porchway with front door into hallway.

ENTRANCE LOBBY

Spacious entrance lobby with stairs rising to first floor landing, 2 x built-in storage cupboards, underfloor heating.

OPEN PLAN KITCHEN/DINING/SITTING ROOM

25'9" x 17'1" (7.87 x 5.23)

An extensive range of wall and base cupboards with matching island unit, two built-in ovens, induction hob with extractor over, built-in dishwasher, space for large fridge/freezer, patio doors to rear garden, high level window to side, log burner, underfloor heating.



UTILITY ROOM

8'9" x 6'11" (2.69 x 2.13)

Wall and base cupboards with sink unit, space for washing machine and tumble dryer, door to garden, door to cloakroom, underfloor heating.

DOWNSTAIRS CLOAKROOM

6'11" x 2'11" (2.13 x 0.90)

Suite comprising vanity sink unit, concealed cistern w.c., window, underfloor heating.

RECEPTION TWO

14'6" x 11'1" (4.44 x 3.38)

Two windows, underfloor heating.

BEDROOM 3

16'6" x 11'10" (5.05 x 3.61)

Dual aspect, built-in hanging space and shelving, underfloor heating.



BEDROOM 4

16'6" x 10'11" (5.03 x 3.35)

Window to front, built-in hanging space and shelving, underfloor heating.

WET ROOM

8'9" x 6'9" (2.69 x 2.08)

Suite comprising large glass shower screen with rain head shower and hand-held shower, vanity sink unit with matching wall cupboard, concealed cistern w.c., heated towel rail, fully tiled walls, extractor, window.

FIRST FLOOR LANDING

Eaves storages, built-in cupboard housing gas combination central heating boiler, Velux window, loft access, which is boarded

BATHROOM

7'10" x 5'10" (2.39 x 1.78)

Suite comprising panel enclosed bath with shower attachment, concealed cistern w.c., vanity sink unit, Velux window, extractor, radiator with towel rail.



BEDROOM 1

18'6" x 14'6" (5.64 x 4.42)

Doors with Juliet balcony and far-reaching views, Velux window, eaves storage, built-in cupboard.

BEDROOM 2

14'2" x 13'3" (4.34 x 4.04)

Window to front.

SUMMER HOUSE

15'5" x 11'6" (4.72 x 3.51)

With power.



OUTSIDE & GENERAL

Front

Gravelled driveway providing off-road parking for several vehicles, two side gates, outside tap and electrical socket.

Rear

Large well-maintained lawn area with pretty flower borders,, greenhouse, outside tap, electrical socket.

Security lighting and CCTV (monitor and controls included) surrounding, WiFi and tv aerial socket in all rooms, individually controlled underfloor heating to all ground floor rooms.


The property was built in 2019 and is suitable for wheelchair access.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

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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