



Foxwarren Close, Chichester, PO20 8EH
Price Guide £387,500

 2  3  3  D



- TWO BEDROOM SEMI-DETACHED HOUSE
- DOWNSTAIRS CLOAKROOM
- WALKING DISTANCE OF BEACH & EAST WITTERING VILLAGE CENTRE

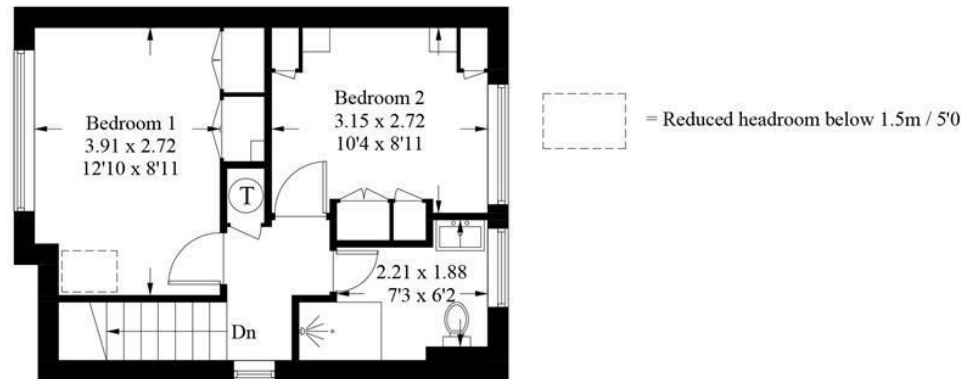
- CONSERVATORY
- GARAGE & OFF-ROAD PARKING
- CLOSE TO LOCAL BUS ROUTE

- SITTING ROOM
- SOUGHT-AFTER LOCATION
- GAS SUPPLY TO PROPERTY

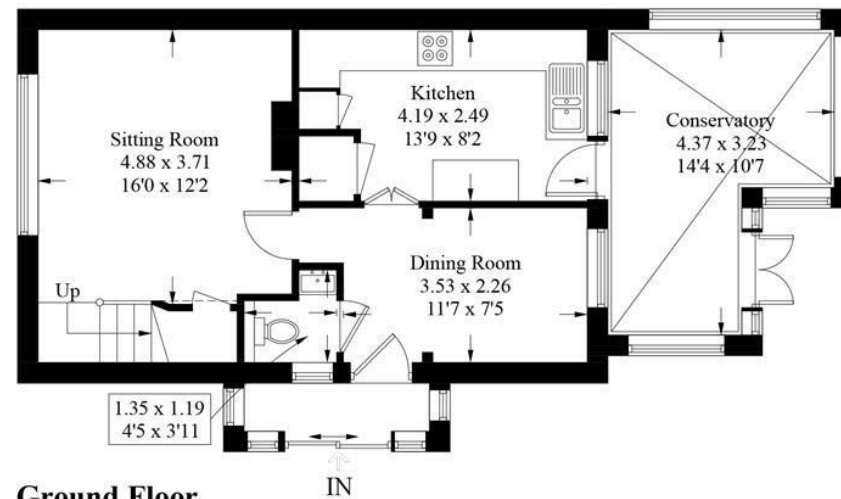
Foxwarren Close, PO20 8EH



Approximate Gross Internal Area
House = 86.4 sq m / 930 sq ft



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



A two bedroom semi-detached house located on the sought-after Sea Estate within close proximity of the East Wittering village centre, bus stop and all the local amenities and a short walk to the BEACH. The property has the benefit of a detached single garage, off-road parking, conservatory, sitting room and downstairs cloakroom.

This property is sold on a freehold basis.
Council Tax Band C

PORCH

Sliding door, front door into hallway.

SPACIOUS ENTRANCE LOBBY

11'6" x 7'4" (3.53 x 2.26)

This was formerly a ground floor bedroom and could be re-instated.

DOWNSTAIRS CLOAKROOM

4'5" x 3'10" (1.35 x 1.19)

Low flush w.c., vanity sink unit, window.

SITTING ROOM

16'0" x 12'2" (4.88 x 3.71)

South facing with feature wood burning stove, stairs to first floor landing.



KITCHEN

13'8" x 8'2" (4.19 x 2.49)

An extensive range of wall and base units incorporating drawers and wine rack, 1 1/2 bowl sink unit, free-standing electric cooker, free-standing dishwasher and washing machine, window, door to conservatory.

CONSERVATORY

16'0" x 12'2" (4.88 x 3.71)

Of UPVC double glazed construction, door leading to rear garden.

FIRST FLOOR LANDING

Airing cupboard housing hot water tank, window, loft access (boarded), stairlift.

SHOWER ROOM

7'3" x 6'2" (2.21 x 1.88)

Suite comprising glass shower cubicle, vanity sink unit, low level w.c., heated towel rail, wall heater, window.



BEDROOM ONE

12'9" x 8'11" (3.91 x 2.72)

South facing with built-in wardrobes.

BEDROOM TWO

10'4" x 8'11" (3.15 x 2.72)

Window, built-in wardrobes.

DETACHED SINGLE GARAGE

16'9" x 8'2" (5.10 x 2.50)

With metal up and over door, power and light personal door to side.



OUTSIDE AND GENERAL

Front

The front garden is of open plan design and laid to lawn. Driveway providing off-road parking, metal gate.

Rear


The rear garden is enclosed by close boarded fencing and is well stocked with a variety of shrubs. Remainder laid to lawn.





Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		90
(81-91) B		
(69-80) C		
(55-68) D	55	
(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.

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