



Wessex Avenue, East Wittering, PO20 8NP  
Price Guide £675,000







- INDIVIDUALLY DESIGNED 3 BEDROOM DETACHED BUNGALOW
- BATHROOM AND EN SUITE SHOWER ROOM
- NON -ESTATE SOUGHT-AFTER ROAD
- SOLAR PANELS
- GARAGE & OFF-ROAD PARKING
- SHORT WALKING TO VILLAGE CENTRE & THE BEACH
- LARGE UTILITY ROOM
- WEST-FACING REAR GARDEN
- NO FORWARD CHAIN

## Wessex Avenue, PO20 8NP

Approximate Gross Internal Area = 142.6 sq m / 1535 sq ft

Summer House = 6.0 sq m / 64 sq ft

Total = 148.6 sq m / 1599 sq ft  
(Including Garage)



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







Conveniently situated in a sought-after road walking distance of East Wittering village centre and the BEACH, this individually designed, spacious three bedroom detached bungalow was built in 2010. The property benefits from a good-sized entrance hall, open plan kitchen/sitting/dining room, large utility room, en suite shower room, west-facing rear garden, integral garage and off-road parking.

OFFERED WITH NO FORWARD CHAIN.

Council Tax band E

Freehold

### ENTRANCE HALLWAY

Loft access, two built-in cupboards with double doors, one housing the hot water cylinder and gas central heating boiler.

### OPEN PLAN KITCHEN/DINING

20'6" x 12'7" (6.27 x 3.86)

Kitchen Area

A range of cupboards with 1 1/2 bowl sink unit, built-in dishwasher and fridge/freezer, built-in double oven, induction hob with extractor over, window to front.

Dining Area

Window to side, space for large dining table.



### SITTING ROOM

16'9" x 12'5" (5.13 x 3.81)

Window and patio doors to rear garden, fireplace suitable for an electric fire with mantle over, door to hallway.

### UTILITY ROOM

Sink unit with cupboard under, full height cupboard, space for washing machine and space for tumble dryer, door to integral garage, door to garden, window.



### BEDROOM ONE

19'3" x 14'2" (5.89 x 4.34)

Dual aspect with doors to garden, built-in wardrobes.

### EN SUITE SHOWER ROOM

6'11" x 5'8" (2.11 x 1.75)

Suite comprising large glass walk-in shower cubicle with rain head and hand held shower, low level w.c., pedestal wash hand basin, heated towel rail, extractor, wall light with shaver point, window.

### BEDROOM TWO

14'2" x 10'9" (4.32 x 3.28)

Built-in wardrobes, window.

### BEDROOM THREE

10'4" x 9'3" (3.15 x 2.82)

Built-in wardrobes, window.



### BATHROOM

9'3" x 6'2" (2.84 x 1.90)

Suite comprising panel enclosed bath with rain head, hand held shower and glass screen, feature wall-mounted sink unit, concealed cistern w.c., heated towel rail, extractor,

### INTEGRAL GARAGE

18'8" x 9'8" (5.71 x 2.95)

With power, light and electric up and over door.

### FRONT GARDEN

Five bar gate to paved driveway providing off-road parking, electrical socket, gates to either side of the bungalow for rear access.

### REAR GARDEN

West-facing, mainly laid to lawn with paved patio, shrub borders, summer house, shed, outside tap.

### SUMMER HOUSE

8'2" x 7'10" (2.49 x 2.39)


### OUTSIDE & GENERAL

Wessex Avenue is a non-estate road close walking distance to the village of East Wittering with its amenities including a doctors surgery and dentist. Bus routes close by serving the surrounding villages including the Cathedral City of Chichester. The BEACH is a short walk away.





### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>	<b>77</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<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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