



Summerfield Road, West Wittering, PO20 8LY
Price Guide £350,000





- AMPLE POTENTIAL TO EXTEND AND IMPROVE (stpp)
- DOWNSTAIRS CLOAKROOM
- CUL-DE-SAC
- LARGE REAR GARDEN
- LARGE CONSERVATORY
- SHORT WALK TO HARBOUR IN QUIET LANE
- CLOSE TO BEACH AND AREA OF OUTSTANDING NATURAL BEAUTY
- CLOSE TO BUS TO ROUTES AND LOCAL SHOPS
- NO FORWARD CHAIN

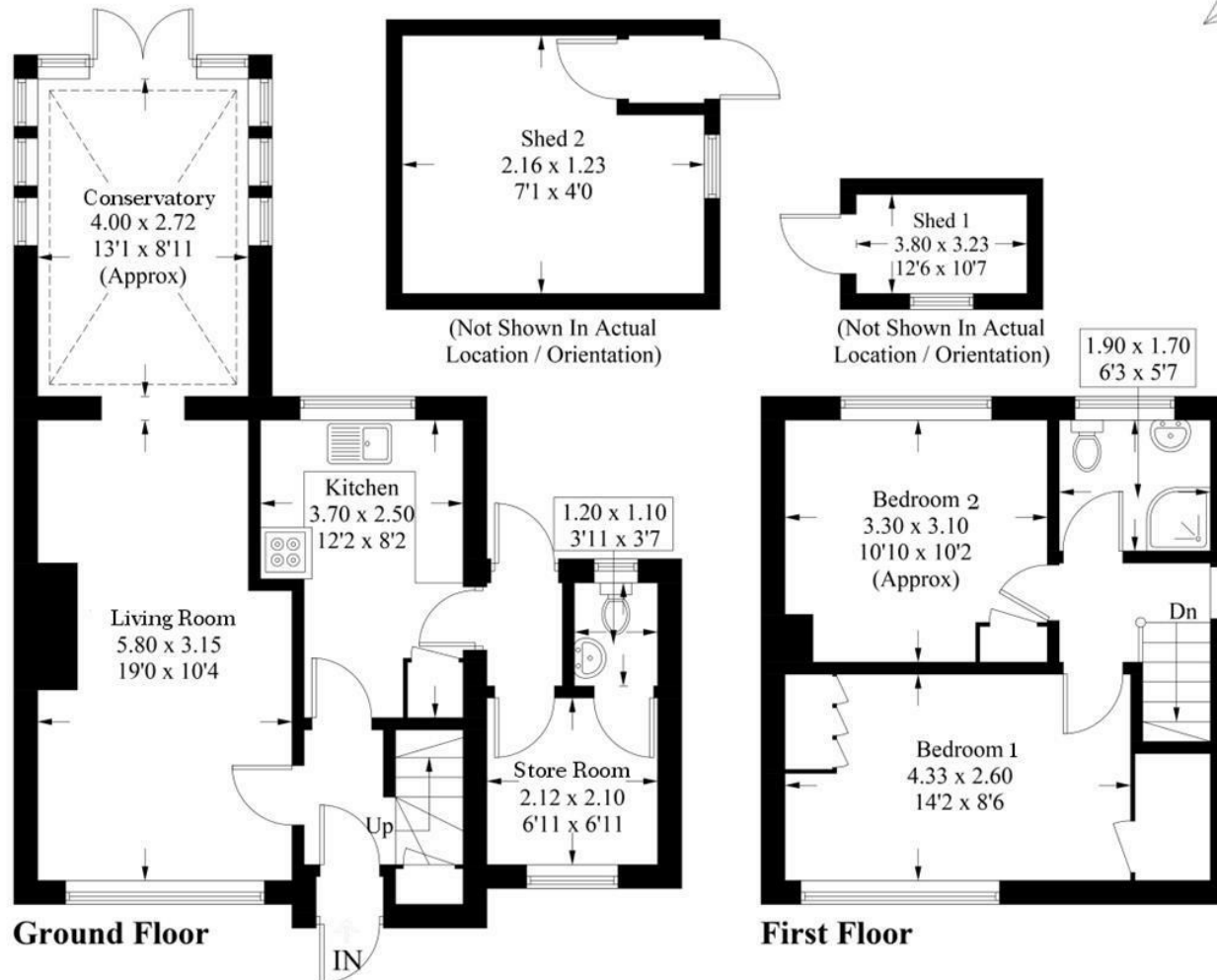
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Approximate Gross Internal Area

House = 83.2 sq m / 895 sq ft

Outbuildings = 15.0 sq m / 161 sq ft

Total = 98.2 sq m / 1056 sq ft



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 in the village of West Wittering and within easy access to the local shops schools, bus routes and Blue Flag Beach, harbour and area of outstanding natural beauty of East Head. The property is need of renovation, has potential to extend (STPP). The property benefits from a large conservatory to the rear with a good size well established rear garden and double glazed.

Council Tax band B
VACANT POSSESSION
NO ONWARD CHAIN.

ENTRANCE HALL

Small porch area leading to entrance hall, stairs to first floor, cupboard housing electric meters.

KITCHEN

12'1" x 8'2" (3.70 x 2.50)

Base units and wall mounted cupboards, stainless steel sink unit. Pantry storage cupboard. Side door to

INNER LOBBY

With door leading to rear garden. Door to

CLOAKROOM

3'11" x 3'7" (1.20 x 1.10)

Low level WC, and wash hand basin.

FORMER OUTSIDE STORAGE AREA

6'11" x 6'10" (2.12 x 2.10)

This room could be an ideal study/office or third bedroom once renovated to the normal building regulations.

LIVING ROOM

19'0" x 10'4" (5.80 x 3.15)

Front aspect leading to



CONSERVATORY

13'1" x 8'11" (4.00 x 2.72)

Large double glazed conservatory with double patio doors leading to rear garden.



FIRST FLOOR

BEDROOM ONE

14'2" x 8'6" (4.33 x 2.60)

Front aspect



BEDROOM TWO

10'9" x 10'2" (3.30 x 3.10)

Overlooking rear garden and fields beyond.

BATHROOM

6'2" x 5'6" (1.90 x 1.70)

Shower, wash hand basin and low level WC.

REAR GARDEN

The rear garden is a good size with mature shrubs and hedging, LARGE TIMBER STORE plus a timber shed. RURAL VIEWS over fields to the rear. Parking to the front of the property for residents but not allocated, and we understand that there is further parking area to the rear of the property for residents but not allocated to this particular property.




OUTSIDE AND GENERAL

The BEACH is a short walk away.





Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		77
(69-80) C		
(55-68) D		
(39-54) E	29	
(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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