



Price Guide £635,000

9 Owers Way, West Wittering, Chichester, West Sussex PO20 8HA





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A rare opportunity to purchase an un-modernised, three bedroom, detached bungalow in this much sought after close. The property has the considerable advantage of being situated on the south side of the close therefore having a large, enclosed south facing garden. East Wittering village centre is within 400m while the beach is just 300m away.

The property is offered with the benefit of vacant possession and no onward chain.

Virtual viewing link: <https://my.matterport.com/show/?m=D6qMpJzFCpy>

Entrance Hall: (W) Two double built in cupboards. Radiator. Access to loft area.

Kitchen: (W) Range of white fronted units with 1 and 1/2 inset porcelain sink unit, plumbing for washing machine and dishwasher. Space for cooker with hood over.

Full width Sun Room: (S, E and W) Part brick built with Pine panelled ceiling and engineered oak flooring. Radiator. Door to the rear garden.

Living Room: (S and E) Fire place with tiled surround and hearth. Serving hatch to kitchen. Radiator.

Bedroom One: (N) Radiator. Unit with mirror fronted double wardrobe cupboard, further wardrobes and drawers.

Bedroom Two: (N) Radiator.

Bedroom Three: (E) radiator.

Shower Room (formerly a bathroom) Wash basin with cupboard below, shower cubicle with sliding shower screen door.

Separate W.C.

Outside:

Garage: Attached brick built Garage with electric roller shutter door and personal door at the rear leading to the garden.

The rear garden is a particular feature of the property facing south and enclosed with block and ship lap fencing to all boundaries and laid to lawn with shrub border. There are two timber sheds. Paved terrace area.

The front garden has a low brick wall to the boundary and is laid to lawn with a brick quins driveway leading to the garage and further paved area for additional parking.

Viewing by appointment with the office please, 01243 672217.



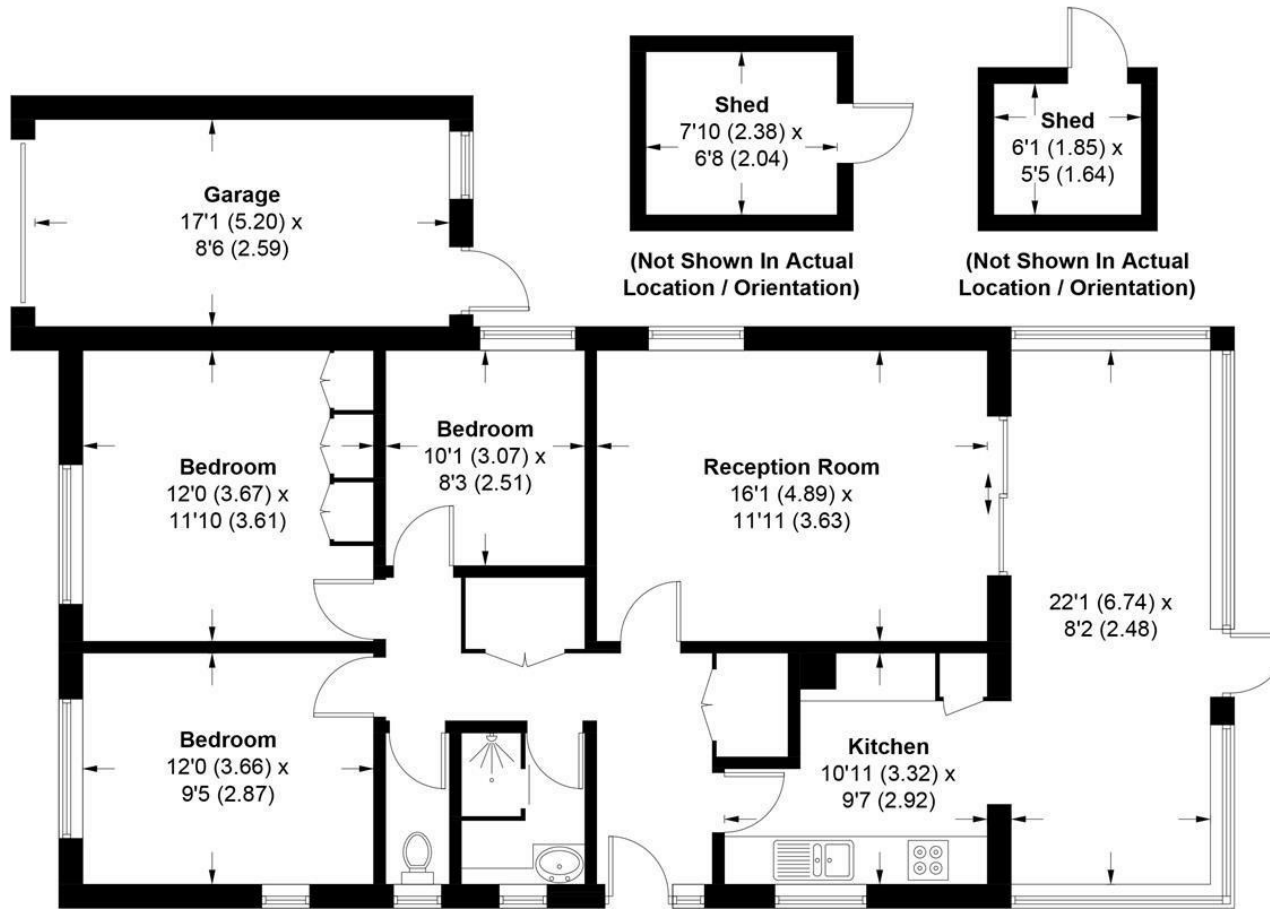








**9, Owers Way, PO20 8HA**  
APPROXIMATE GROSS INTERNAL AREA = 1024 SQ FT / 95.1 SQ M  
GARAGE / SHEDS = 232 SQ FT / 21.6 SQ M  
TOTAL = 1256 SQ FT / 116.7 SQ M



### GROUND FLOOR

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1229727)

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