



Price Guide £460,000
8 Bennetts Close, West Wittering, PO20 8EP





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East Wittering has an excellent variety of individual shops, restaurants and cafes as well as two supermarkets, bakers, butchers and green grocers. There is also a large Health Centre, library and dentist. The Cathedral City of Chichester is just 7 miles away and offers comprehensive shopping and entertainment amenities that include Chichester Festival Theatre and Pallant Art Gallery.

The accommodation with gas fired central heating and Upvc framed double glazing comprises:

Virtual Viewing Link <https://my.matterport.com/show/?m=uJGucBCy1Vk>

Enclosed Entrance Porch:

Entrance Hall: storage cupboard. Access to part boarded loft with integral panelled storage area. Vaillant gas fired boiler.

Living Room: wood burning stove on concrete hearth Two wall light points. Opening through into the Sun Room.

Full width Sun Room: Vaulted roof with Sky light windows. Double doors leading onto the paved terrace and rear garden. Down lighters.

Cloakroom: W.C and wash hand basin with cupboard under.

Kitchen: Comprehensive range of gloss white wall and floor storage units with marble work tops and inset sink unit. Under cabinet lighting. Built in 'Stoves gas oven with space for microwave. Gas hob with cooker hood over. Space and plumbing

for washing machine. Down lighters.

Bedroom One: Bay window. Two double built in wardrobes cupboards.

Bedroom Two:

Bathroom: Walk in shower cubicle with mains shower. W.C with recessed cistern and wash hand basin set in to a vanity unit with storage cupboards. Chrome ladder style towel rail. Two wall mounted cabinets with down lighters. Ceramic tiled walls.

Outside:

The rear garden faces south and is designed for ease of maintenance with paved terraces and a resin area. There is close boarded fencing to the boundaries.

Garden Shed with light and power.

Summer Room.

Garage: Now divided into a large Storage area with an up and over door and further room to the rear with power and double doors to the garden.

The concrete drive offers space for the parking of two vehicles. There is an additional area to the front of the property for parking.

Viewing: By appointment with the office please, 01243 672217.









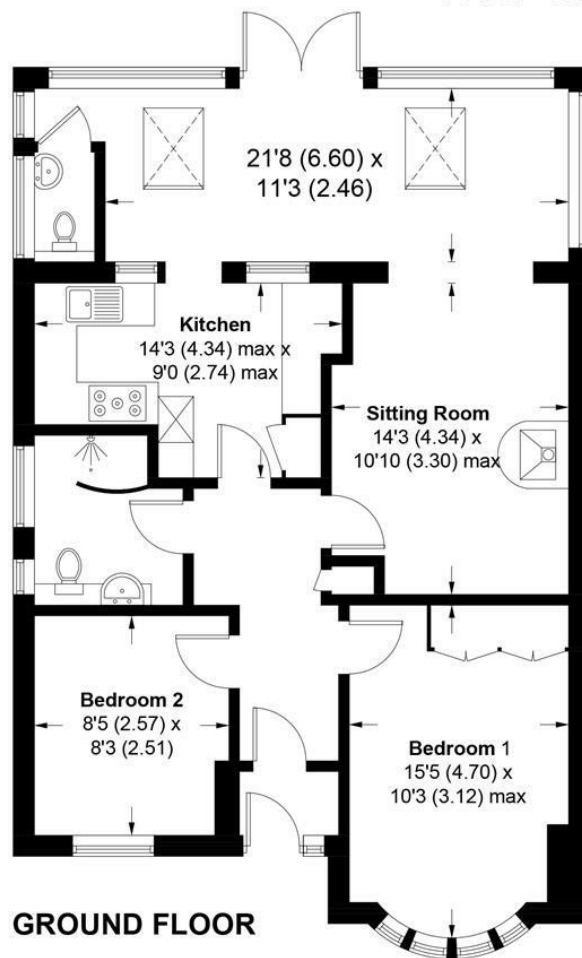


8, Bennetts Close, PO20 8EP

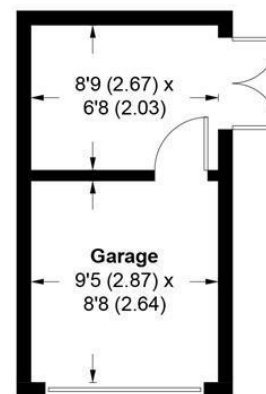
APPROXIMATE GROSS INTERNAL AREA = 901 SQ FT / 83.7 SQ M

OUTBUILDINGS = 277 SQ FT / 25.7 SQ M

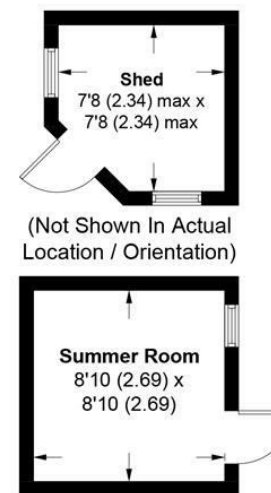
TOTLA = 1178 SQ FT / 109.4 SQ M



GROUND FLOOR



(Not Shown In Actual
Location / Orientation)



(Not Shown In Actual
Location / Orientation)

(Not Shown In Actual
Location / Orientation)

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. (ID1307404)

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