



Astons
of Sussex
Residential Sales & Lettings



Channonden, Briar Avenue, West Wittering, PO20 8PX

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Guide Price £479,000

A RECENTLY DECORATED and updated DETACHED BUNGALOW situated in West Wittering and offered with NO CHAIN.

This detached bungalow is set in a tucked-away, non-estate location in the popular village of West Wittering. Recently decorated throughout, it's ready to move straight into while still offering plenty of scope for a new owner to put their own stamp on it.

The sitting room is positioned at the rear of the bungalow and looks out over the garden, making it a relaxing space to unwind. From here, doors lead into a bright sun room, which gives an extra spot to enjoy the outdoors whatever the weather.

The kitchen has been recently updated and now provides a modern and practical space. It comes fitted with a good range of units and work surfaces, along with integrated appliances including an oven, hob, and dishwasher.

There are two double bedrooms, both comfortable in size, and a family bathroom with bath, overhead shower, wash basin, and WC. The rooms all feel fresh thanks to the recent redecoration, giving the home a clean and welcoming feel.

To the side of the bungalow is a useful lean-to area, which works well as extra storage, ideal for anyone with water sports equipment, bikes, or gardening tools. It also has plumbing and space for white goods, making it a handy space for laundry appliances. With West Wittering beach close by, it's the perfect place to keep boards or kayaks too.



The rear garden is a real highlight. Immediately off the sun room is a smart composite decking area, ideal for outdoor seating or summer dining. The garden itself is a great size, fully enclosed and mainly laid to lawn, offering lots of scope to landscape or redesign. To the far end, a timber decked area provides another spot to sit out and enjoy the sunshine. There is also a hardstanding area with a hot tub, which is included in the sale, giving the garden an added lifestyle feature. Overall, the space is a blank canvas with plenty of room for children, pets, or keen gardeners to enjoy.

At the front, a block-paved driveway provides off-road parking for several vehicles, which is complemented by a garage located to the rear, giving both secure parking and extra storage options.

The home is heated by gas central heating, and a new combination boiler has been fitted, giving peace of mind for years to come. Importantly, a previous planning application (ref: 21/00503/DOM) was permitted for a single-storey rear and side extension (see photos), providing the opportunity for the next owner to enlarge the property if desired.

LOCATION

East Wittering village centre is within a short stroll and offers a comprehensive range of amenities including a primary school, doctors surgery, chemist, dentist and a wide selection of quality independent shops and mini supermarkets. West Wittering beach is approximately two miles to the west as is popular for its 'Blue Flag' sandy beaches and the famous National Trust Reserve of East Head, there is access to beautiful walks over the sand dunes and stunning views across The Solent to the Nab Tower and Isle of Wight.

Tenure Freehold | **Council Tax** Band D | **EPC** D

Connected to mains water, gas, electricity & drainage. Gas heating to radiators.

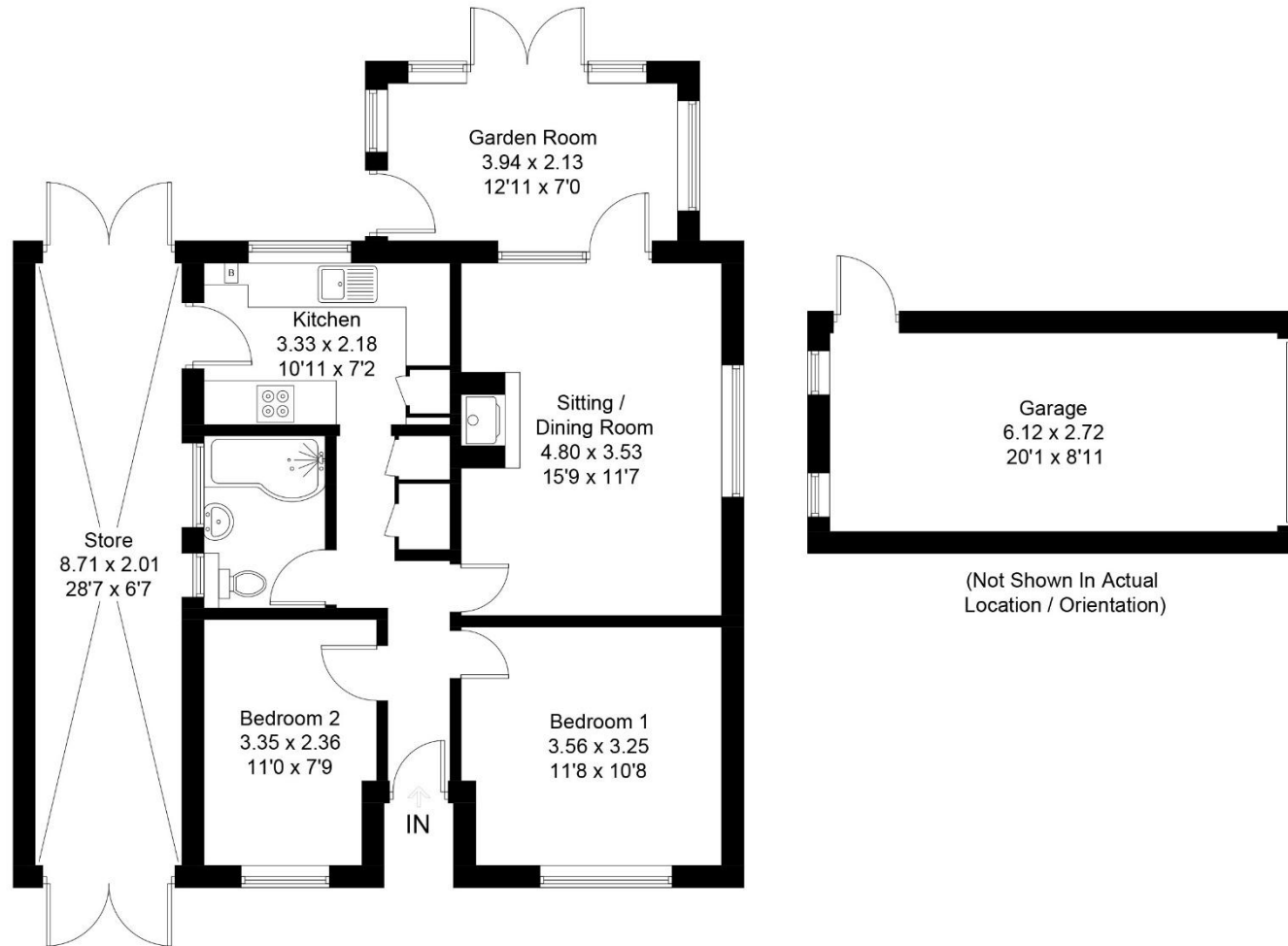


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Approximate Gross Internal Area = 85.6 sq m / 921 sq ft

Garage = 16.6 sq m / 179 sq ft

Total = 102.2 sq m / 1100 sq ft



Ground Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or miss-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

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