



Price Guide £750,000
15 Holmwood Close, West Wittering, Chichester, PO20 8AR





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Located in a desired private, cul-de-sac in West Wittering comprising just sixteen individual bungalows offering a relaxed village lifestyle.

Number 15 is a charming property which has been recently renovated and now presents as a stylish, modern bungalow with a generous 1246 sqft of living space comprising an impressive lounge and new orangery with a delightful roof lantern, a modern kitchen, 3-bedrooms and two chic bathrooms with underfloor heating.

Outside the property enjoys a highly attractive 'kerb-appeal' with a covered entrance porch, a pretty walled-front garden with flower borders, side access to the rear garden, a shared gravel driveway with a detached single garage and a low maintenance rear garden with artificial lawn, wooden flower planting box borders and a garden patio.

This property is being sold with the option of no forward chain.

Covered Entrance Porch: Overhead light

Entrance Hall: Wooden French style door into living room, coat cupboard, radiator, loft access.

Living Room: Double aspect, electric fireplace, triple window with wooden shutters.

Orangery: New construction, Roof Lantern, sliding door to rear garden, electric underfloor heating.

Kitchen: Stone tiled flooring, neutral matte kitchen units, wood

effect kitchen worktops, tiled splashback, double electric oven, ceramic hob, integrated extractor fan, integrated fridge/freezer, stainless steel sink, boiler cupboard, triple window, door from side access.

Bedroom 2: Triple window with wooden shutters, wardrobe cupboard, radiator.

Family Shower Room: Marble effect tiles, electric underfloor heating, walk-in rainfall shower with secondary handheld head, opaque shower screen, ceramic wash basin, mirror vanity unit, radiator and heated towel rail, WC.

Principal Bedroom: Built-in sliding wardrobe, South-facing Bay window with wooden shutters, radiator.

Ensuite Bathroom: Marble effect tiles, electric underfloor heating, freestanding bath with handheld shower, marble wash basin with underside storage, mirrored vanity unit, radiator and heated towel rail, WC.

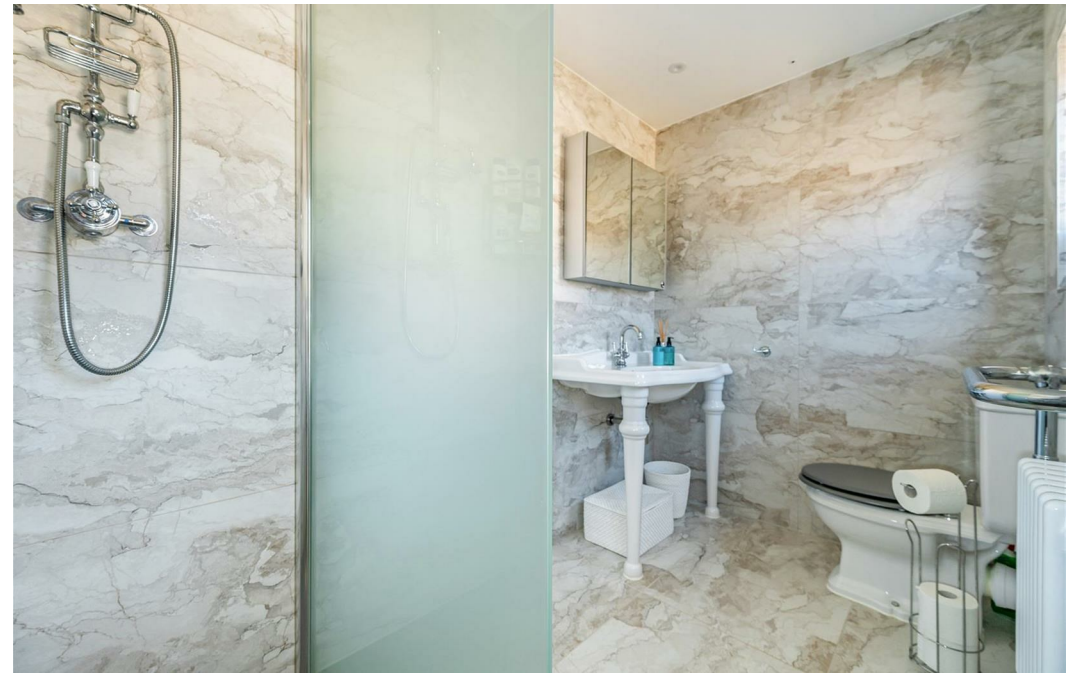
Bedroom 3: Window with wooden shutters, radiator.

Rear Garden: Artificial lawn, wooden planting box borders, patio seating area, door into single detached garage.

Front Garden: Walled and hedge borders, Artificial lawn, wooden planting boxes, garden path to side access, gravel shared driveway.

Single Garage: Electric section door, access from the rear garden, slatted pitched roof for perfect for additional storage for surfboards or kayaks.











15, Holmwood Close, PO20 8AR

APPROXIMATE GROSS INTERNAL AREA = 1246 SQ FT / 115.8 SQ M

GARAGE = 255 SQ FT / 23.7 SQ M

TOTAL = 1501 SQ FT / 139.5 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. (ID1285651)

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