



Price Guide £725,000

5 Southcote Avenue, West Wittering, Nr Chichester, PO20 8EY





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A very attractively presented three bedroom detached bungalow which has been extended creating a large open plan living/dining/kitchen area perfect for entertaining. The property is located in a desirable location due to its close proximity to the beach just 300m away and 500m of East Wittering village centre with its excellent local shops, cafes, restaurants and also the Health Centre.

Internally the property features wide board oak flooring, down lighter spot lights throughout, gas fired central heating with 'Hive', uPVC framed double glazing throughout and five section, bi-fold doors looking over the rear Pergola and rear garden.

Entrance Hall: (W) Access to loft space. Cloaks cupboard. Oak flooring with in-built door mat

Open Plan Living/Dining Room/Kitchen: (N and E) Five section, bi-fold doors opening into the Pergola and looking over the rear garden.

Living Area: (N and S) Feature wood panelled walls. Log burner in surround with slate hearth.

Dining Area: (N) Five section, bi-fold doors looking over the rear garden and leading into the Pergola.

Pergola: A superb, recently built aluminium framed pergola built by 'Bustor' with full height frameless sliding doors on three sides and rotating louvres to the roof creating a highly adaptable room for use in the summer and winter. Heating and light. Decking floor.

Kitchen: (E) Comprehensive range of wall and base

cupboard/drawer units and glass fronted wall unit. Feature island unit with wrap around breakfast bar and integral wine storage rack. 'Bosch' built in double oven and ceramic hob, integrated dish washer and fridge/freezer. Space for American style fridge. Over worktop, recessed coloured lighting.

Principal Bedroom: (S) Triple built in wardrobe cupboard. Plantation blinds.

En-Suite Wet Room: (E) Fully tiled with mains shower unit having rain head, low level W.C. and pedestal wash basin. Chrome ladder style radiator/towel rail.

Bedroom Two: (E) Downlighters. Built in double wardrobe cupboard with internal plumbing for washing machine and space for tumble dryer.

Bedroom Three: (N) Double doors leading out to the rear garden.

Family Bathroom: (E) Panelled bath with mains shower over and glass shower screen, low level W.C and pedestal wash basin. Chrome ladder style radiator/towel rail. Airing cupboard with internal radiator and fitted shelves.

Outside: Established rear garden laid mainly to lawn with pretty, established borders and mature shrubs. 'Sun Trap' timber deck area. Outside hot water tap.

Parking for four/five vehicles to the large gravelled drive area leading to the Integral Garage/Store. outside log storage.

Integral Garage, now used as a large storage room but could house a small vehicle such as a Fiat 500 or similar. Electric roller door.









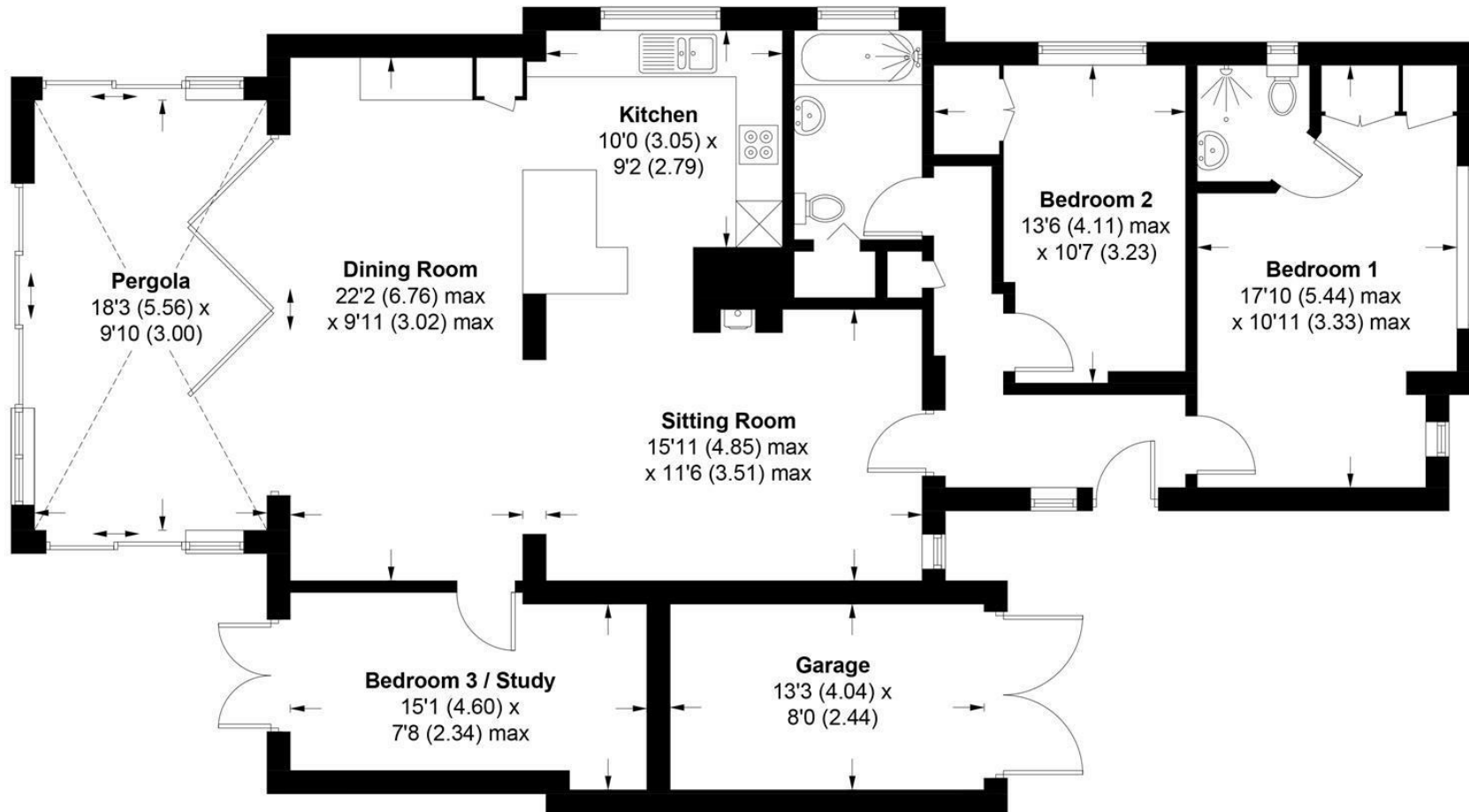


# 5, Southcote Avenue, PO20 8EY

APPROXIMATE GROSS INTERNAL AREA = 1344 SQ FT / 124.9 SQ M

GARAGE = 108 SQ FT / 10.0 SQ M

TOTAL = 1452 SQ FT / 134.9 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. (ID1313189)

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