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Residential Sales & Lettings



**16 Owers Way, West Wittering, PO20 8HA**

# 16 Owers Way, West Wittering West Sussex, PO20 8HA

Guide Price £775,000

Flexible four bedroom DETACHED bungalow in a SECLUDED corner plot in West Wittering. Spacious living areas, conservatory, mature WEST-ASPECT garden, and driveway parking. Excellent potential for MODERNISATION.

Situated in the sought-after Owers Way in West Wittering, this flexible four-bedroom detached bungalow occupies a substantial and secluded corner plot, offering privacy and excellent potential for modernisation. Extending to approximately 1,288 sq ft, the property presents a rare opportunity to create a stylish family home in a peaceful location.

A welcoming entrance porch leads into a central hallway, which provides access to all rooms and benefits from a large double-width storage cupboard, as well as an additional smaller cupboard for added practicality. The spacious sitting/dining room is bright and airy, featuring double doors opening onto the conservatory, which also enjoys access directly from the hallway, creating a versatile living space for entertaining or relaxing.

The kitchen, in need of modernisation, remains functional and generously proportioned, currently fitted with an integrated double oven and electric hob, offering the chance to design a contemporary culinary space.

The accommodation is arranged to include four bedrooms. The principal bedroom features fitted wardrobes and an en suite shower room, while a rear bedroom provides flexible use and includes double doors leading directly onto the garden patio, making it ideal as a snug or home office. A separate bathroom suite completes the accommodation.



Externally, the property enjoys a mature, west facing rear garden predominantly laid to lawn with a variety of trees and border planters, complemented by a patio area accessed from the conservatory and a summer house/shed. The frontage offers driveway parking for several vehicles leading to a detached garage, completing this desirable family home.

With gas central heating to radiators throughout, this bungalow represents a fantastic opportunity to acquire a substantial home with scope for improvement, in a private and convenient West Wittering location.

**LOCATION**

East Wittering village centre is within a short and flat walk 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 and 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 E | **EPC** C

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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>	69	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

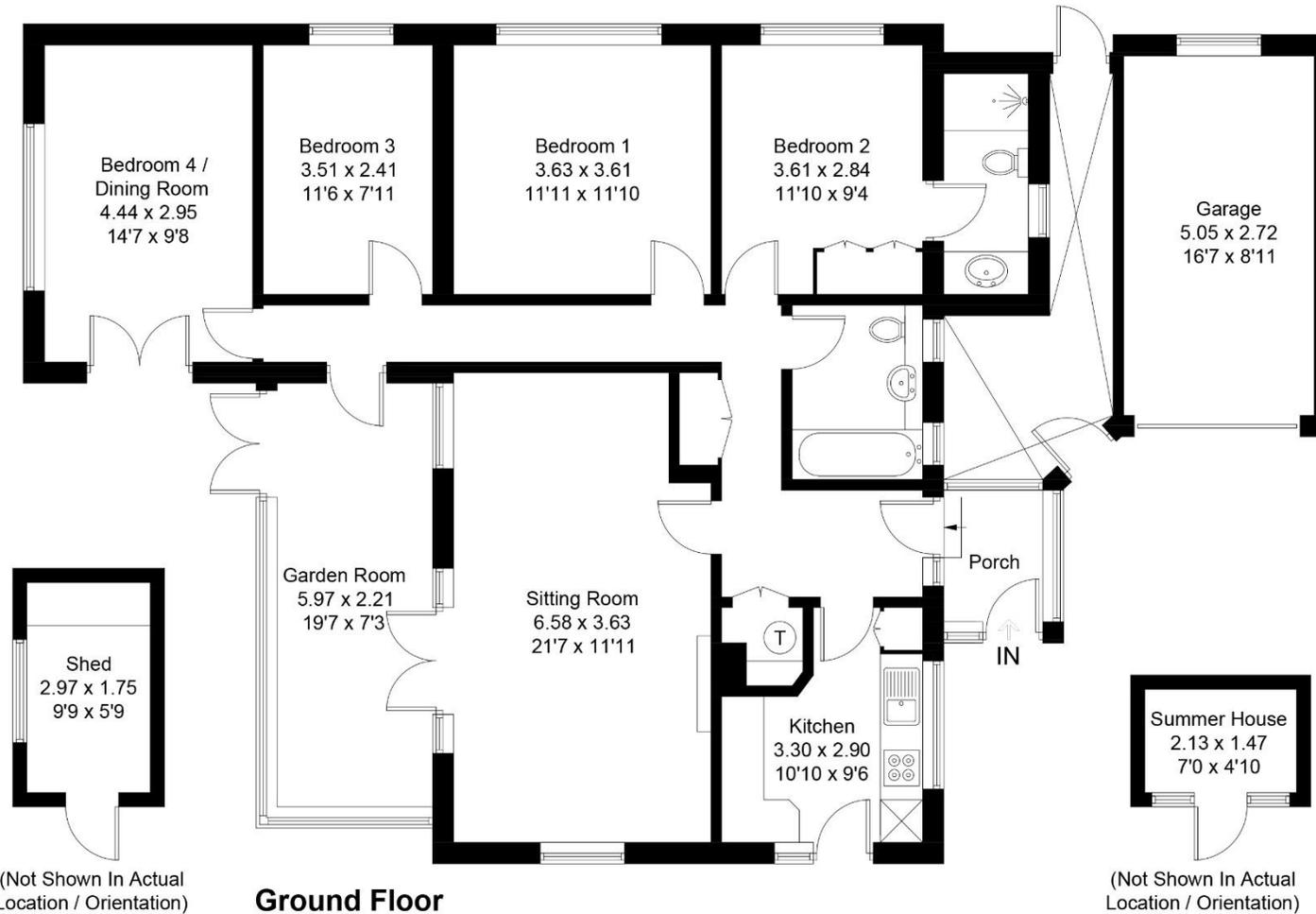
Produced for Astons of Sussex

# 16, Owers Way, PO208HA

Approximate Gross Internal Area = 124.4 sq m / 1339 sq ft

Garage / Outbuildings = 30.3 sq m / 326 sq ft

Total = 154.7 sq m / 1665 sq ft



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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