



Price Guide £270,000

22 Downview Close, East Wittering, Nr Chichester, West Sussex PO20 8NS





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A three bedroom, 1960's built terraced house situated in a small private close of similar properties and offering an opportunity for buyers seeking a property requiring updating and improvement.

Situated midway between the villages of East Wittering and Bracklesham Bay, the property is situated close to the large recreation playing field which includes the Witterings and District Bowls Club. The beach is approximately 300m away and the local bus stop is within 150m.

Entrance Porch: (W)

Living/Dining Room: (W) open tread stairs to first floor with electric stair lift. Two night storage heaters.

Kitchen: Range of wall and floor cupboard units comprising stainless steel inset single drainer sink unit. Space for cooker and fridge. Plumbing for automatic washing machine.

Rear Porch/Conservatory: (E) Door into the rear garden.

First Floor.

Landing: Night storage heater. Access to loft area.

Bedroom One: (W) Two built in wardrobe cupboards.

Bedroom Two: (E)

Bedroom Three: (E) Built in wardrobe cupboard.

Shower Room: Formerly with a bath but now comprises a shower with glass sliding door and electric 'Triton' shower unit. Pedestal wash basin and w.c. Airing cupboard with hot tank and immersion heater. Skylight.

Outside.

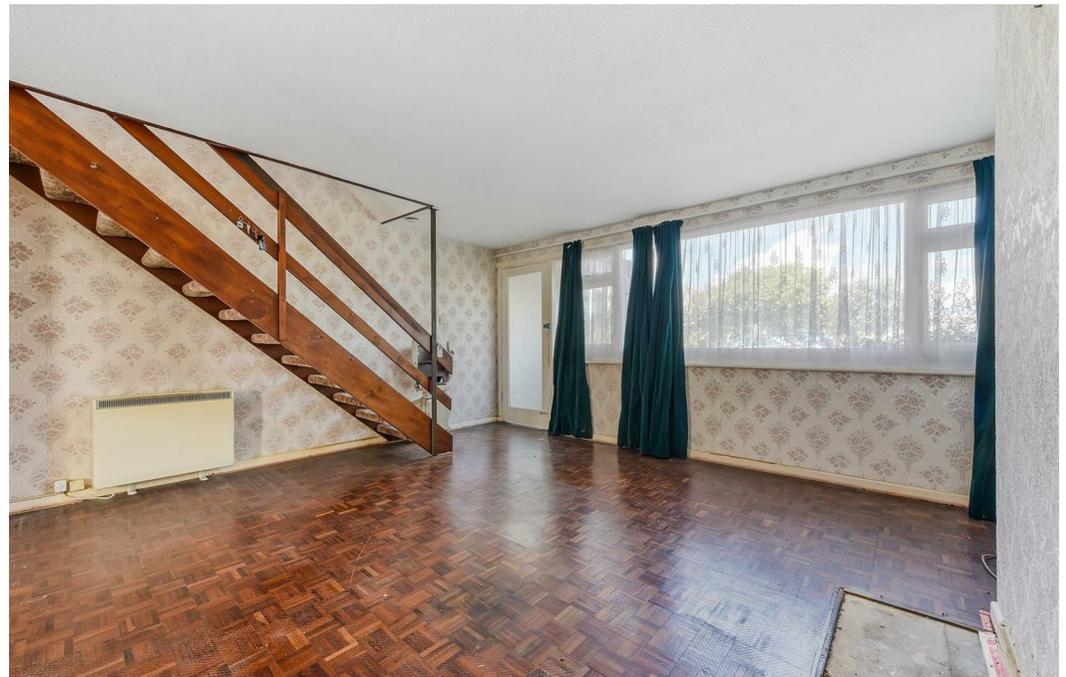
The front garden is open and laid to lawn while the rear garden is enclosed with a rear pedestrian gate with access to a pedestrian path leading to the garage compound.

Garage: This is situated in a garage compound close by.

Mains services connected include mains water, electricity and drainage.

There is a charge for the upkeep of the access road and communal grass areas of approximately £60 currently per annum.

Viewing is by appointment with the office 01243 672217.





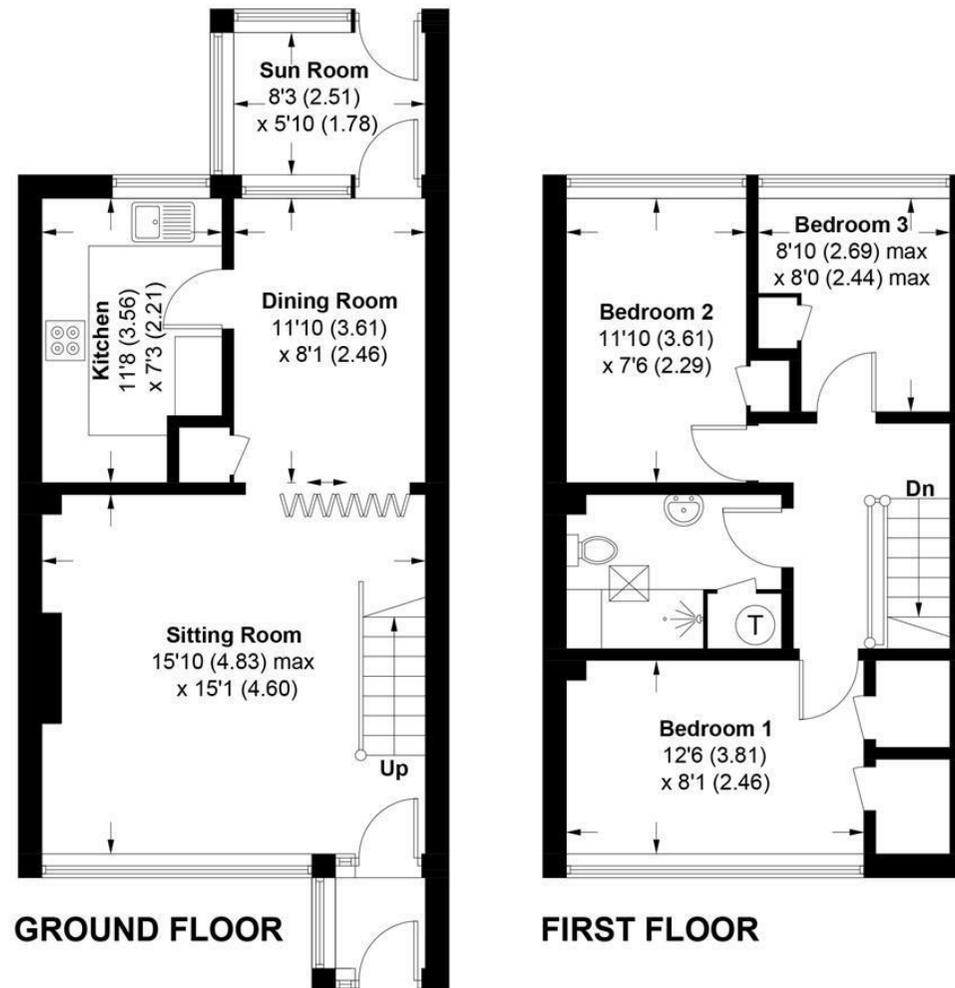






## 22, Downview Close, PO20 8NS

APPROXIMATE GROSS INTERNAL AREA = 951 SQ FT / 88.4 SQ M



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. (ID1227560)

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