



Astons
of Sussex
Residential Sales & Lettings



40 Stocks Lane

40 Stocks Lane, East Wittering PO20 8NJ

Guide Price £375,000

A three bedroom SEMI DETACHED house within WALKING DISTANCE of East Wittering Village. In need of modernisation with LOTS OF POTENTIAL (subject to consents) & LARGE REAR garden.

Set in the highly desirable coastal village of East Wittering, this three-bedroom semi-detached home requires modernisation throughout but offers tremendous potential for improvement, with scope to extend (subject to the necessary planning permissions) and an impressive south-facing rear garden. Situated close to local amenities, schools and the renowned West Wittering Beach, it presents an exciting opportunity to create a superb family home or coastal retreat.

The ground floor features a bright sitting room with dual-aspect windows, creating a light and welcoming living space. The kitchen is fitted with a range of wall and base units incorporating an inset sink and drainer, with a door leading through to the adjoining utility room. The utility provides additional practical space and direct access to the rear garden.

Completing the ground floor is the family bathroom, fitted with a white suite comprising a panel-enclosed bath with shower over, wash hand basin and WC.

Upstairs, there are three bedrooms, including a larger principal bedroom, with the remaining rooms offering flexibility for family, guests or those working from home.

A particular highlight of the property is the impressive south-facing rear garden. Fully enclosed and predominantly laid to lawn, it provides a wonderful outdoor space for families, keen gardeners or those who enjoy entertaining.



Its size also offers exciting potential for extension or further enhancement, subject to the necessary planning permissions.

To the front, the property benefits from off-road parking for two to three vehicles, together with a garage accessed via an up-and-over door.

LOCATION

East Wittering Village Centre is within a short stroll to the west and offers a comprehensive range of amenities including a primary school, doctors, chemist, dentist and a wide selection of quality independent shops. A further two miles to the west is the beautiful Blue Flag beach of West Wittering which boasts wonderful views of the South Downs and is popular with water sports enthusiasts all year round. East Wittering Beach is to the south and has the benefit of being a straight and even walk of approximately 400 metres. Additional shopping facilities are available in nearby Chichester some 8 miles away where the city centre offers a range of shops, cafes and restaurants and the skyline is dominated by the 12th century cathedral. For those that do not drive, there is a bus service at regular intervals from the area. Furthermore, the surrounding areas offer a wealth of attractions including Fontwell Race Course, Portsmouth Historic Dockyard and Goodwood which has a full horse racing calendar and also plays host to the annual Festival of Speed and the Revival Meeting at its historic motor circuit.

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

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

The property also benefits from the installation of solar panels. Any associated feed-in tariff, Smart Export Guarantee (SEG), or other payment or subsidy scheme may be transferable, and prospective purchasers are advised to satisfy themselves as to the availability, continuation, and transferability of any such arrangements.

In accordance with current legislation, all prospective purchasers will be required to complete ID, Anti-Money Laundering (AML), Source of Funds and Source of Wealth checks prior to progressing with the purchase. These checks are undertaken by our appointed compliance partner, Coadjute, at a cost of £32.40 per person. Please note that we are unable to proceed with the transaction until all required checks have been satisfactorily completed.

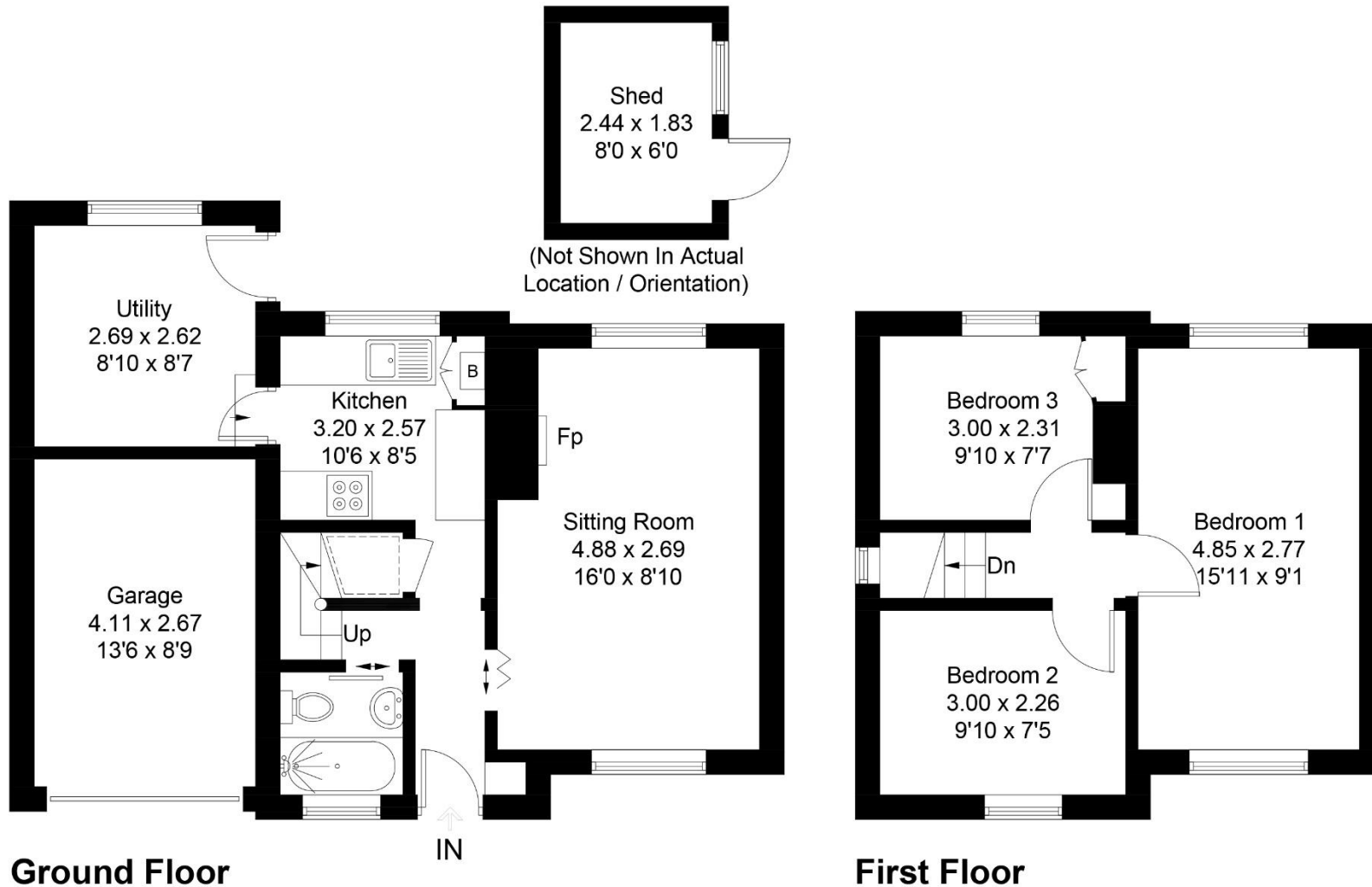


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Approximate Gross Internal Area = 69.4 sq m / 747 sq ft

Garage / Shed = 15.3 sq m / 165 sq ft

Total = 84.7 sq m / 912 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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