



Astons
of Sussex
Residential Sales & Lettings



Silvermist, 8 Culimore Close, PO20 8HD

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Guide Price £475,000

NO CHAIN. Three-bedroom DETACHED BUNGALOW in a QUIET CUL-DE-SAC just minutes from the VILLAGE and BEACH. Sitting room, conservatory, HALLWAY with DOUBLE STORAGE, PRIVATE GARDEN, and GARAGE. In need of MODERNISATION—view now!

Offered with no onward chain, this three bedroom detached bungalow presents an exceptional opportunity for those looking to modernise and add their own stamp. Situated in a quiet cul-de-sac within a well-regarded location, the property is just minutes from the village centre and beach, making it ideal for those seeking a relaxed coastal lifestyle.

The accommodation includes a welcoming hallway with a double storage cupboard, providing convenient space for coats and essentials. A generous sitting room opens into a conservatory, allowing for plenty of natural light and direct access to the garden. The fitted kitchen provides a practical layout with ample storage and workspace, while the three bedrooms offer versatile accommodation, perfect for family living or guests. The bathroom is conveniently situated and easily accessible from all bedrooms.

Externally, the property boasts a private rear garden mainly laid to lawn with well defined sleeper borders, offering a blank canvas for landscaping or simply enjoying the outdoors. The driveway provides off-road parking, complemented by a garage for additional storage or vehicle space.

This bungalow is ideal for those seeking a project, with the scope to transform it into a contemporary home in a highly desirable location. Early viewings are encouraged to appreciate the potential on offer.



LOCATION

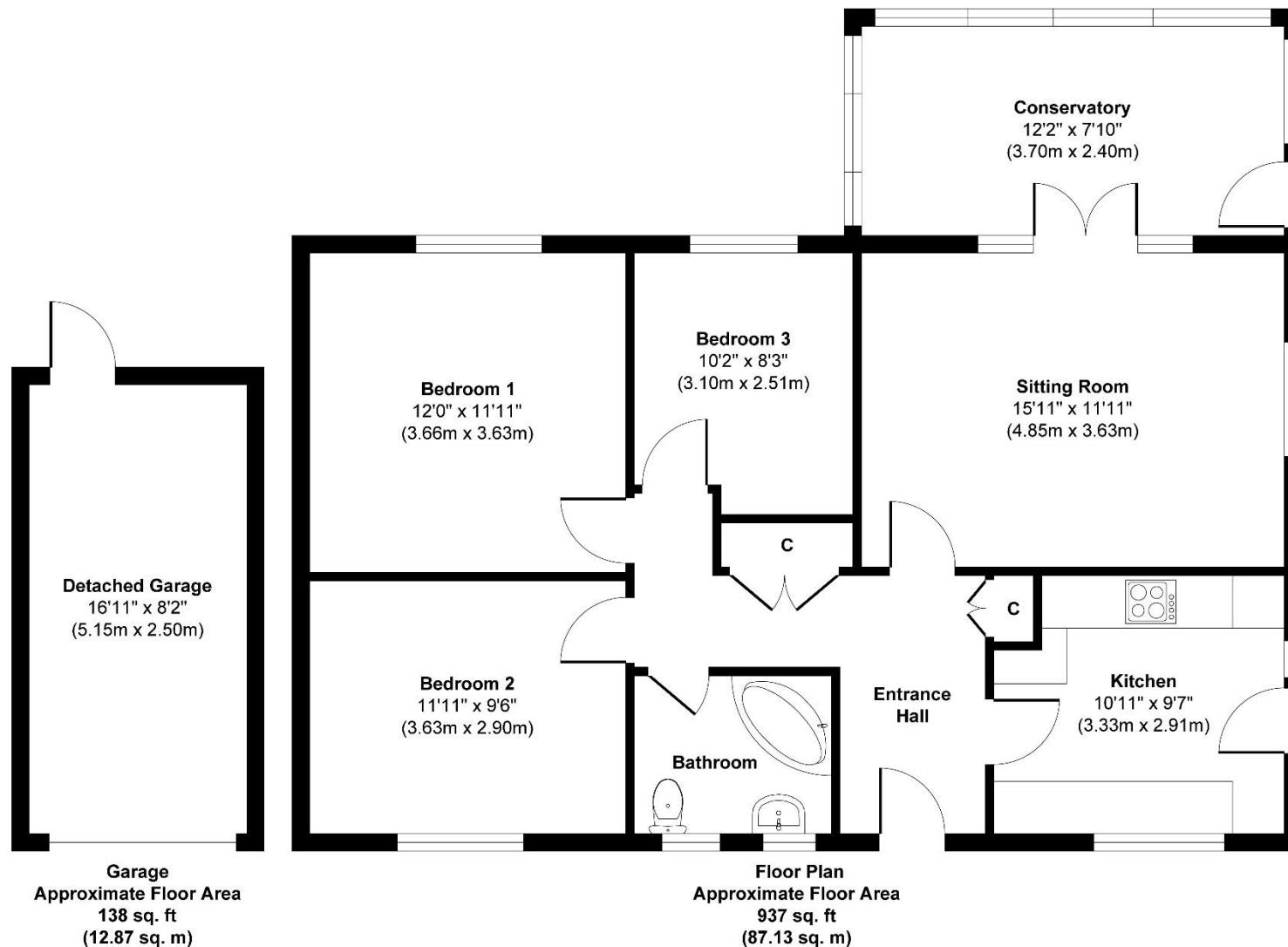
East Wittering village centre is within a short stroll and offers a comprehensive range of amenities including a primary school, doctors, chemist, dentist and a wide selection of quality independent shops and mini supermarkets. West Wittering beach is approximately 1.5 miles to the west and is popular 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. Further comprehensive shopping facilities and hospitality/leisure facilities can be found at nearby Chichester, some 8 miles to the north.

Tenure Freehold | Council Tax Band E | EPC D

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus) A			
(81-91) B			83
(69-80) C			
(55-68) D		68	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Approx. Gross Internal Floor Area 1075 sq. ft / 100.00 sq. m (Including Garage)

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property



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