

FOR SALE

28a, Sittingbourne Road, Whitley, WN1 2RR

 **REGAN & HALLWORTH**
The Professional Estate & Letting Agents

 ESTD
1996



28a, Sittingbourne Road, Whitley, WN1 2RR

2 bed detached true bungalow boasting superb south facing gardens in prime setting



- Rare detached true bungalow
- Surprisingly spacious two-bedroom home
- Beautiful south-facing rear garden
- Scope to extend or redevelop
- Highly sought-after Whitley location
- Immaculately maintained throughout
- Off road parking for 2 cars
- 744 SQ.FT. / No onward chain

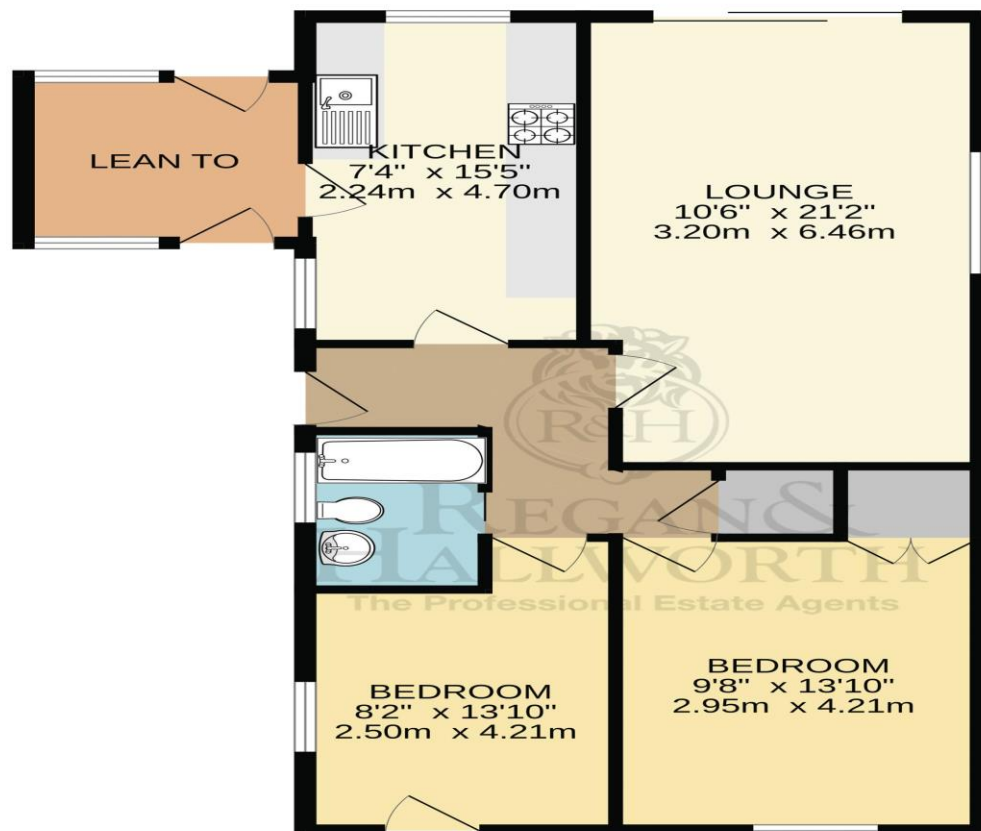
A rare, detached bungalow, a superb garden and a highly sought-after Whitley location — this really is one that deserves to be viewed. Internal viewing is absolutely essential to appreciate this charming and surprisingly spacious two-bedroom detached true bungalow. Detached bungalows in this part of Whitley are incredibly rare, and for anyone searching for a bungalow in such a highly regarded residential setting, we would strongly recommend booking an early viewing.

Tucked away slightly from the road, the exterior gives little indication of the surprisingly generous accommodation within. Purpose built and thoughtfully laid out, the property offers two good-sized bedrooms, comfortable living accommodation and, perhaps most importantly, a beautifully established south-facing rear garden that is a real highlight. Lovingly cared for by the current owners, the bungalow is immaculately presented throughout, creating a warm and welcoming home that could be enjoyed immediately. Equally, it offers exciting scope for a new owner to modernise and put their own stamp on the property, with the generous plot providing potential for extension or further redevelopment, subject to the necessary permissions.

The rear garden is particularly special, featuring a broad lawn, mature and well-stocked borders and an excellent degree of privacy. A substantial patio provides the perfect place to sit and enjoy the sunny south-facing aspect, with sunshine throughout much of the day. The property would make an ideal choice for those looking to downsize without compromising on outdoor space, while its detached position and prime location could also appeal to professional couples seeking something a little different. Offered for sale with no onward chain, further benefits include gas central heating, full double glazing and freehold tenure.







TOTAL FLOOR AREA : 744 sq.ft. (69.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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We endeavour to ensure that our sales particulars are accurate and not misleading. We also request that our clients check their own particulars to verify that the information contained within them is correct. However, fixtures, fittings, and appliances have not been tested; therefore, no guarantee can be given that they are in working order. All measurements and land sizes are quoted as approximate.

Tenure - Regan & Hallworth have not had sight of the title documents; therefore, the buyer is advised to obtain verification from their solicitor or surveyor. **Council Tax** - You are advised to contact the local authority for further details. **Wigan:** 01942 244991 | **West Lancashire:** 01695 585258 | **Chorley:** 01257 515151. If there is any point of particular interest to you, please contact us and we will be pleased to check the information for you.



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