



Price Guide £550,000
Werribee 10 Barn Road, East Wittering, Chichester, PO20 8NL





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A charming and characterful house with great potential and situated on a desired private road in East Wittering, Werribee offers excellent access to the local village and the vast array of independent shops and eateries whilst maintaining a peaceful residential environment.

The property offers spacious accommodation and underwent work to incorporate the garage to extend the living space to 1268 sqft across a large sitting room with a new gas fire, an open-plan kitchen/dining room, a utility room, a ground floor bedroom and shower room, two further upstairs bedrooms and a Principal suite comprising a dressing room and ensuite bathroom.

Outside the property is surrounded by a low maintenance East-facing rear garden comprising gravel and composite decking (no side access) and a gravel and paved front garden with parking for two cars.

Covered Porch Entrance:

Kitchen/Diner: Laminate flooring, Dining area, panel radiator, step up to tiled floor kitchen, array of wood affect kitchen units, composite worktops, large 4-oven range cooker with gas hob, overhead extractor, integrated dishwasher.

Utility Room: Boiler, washing machine, tumble dryer, space for fridge/freezer and door to the rear garden.

Sitting Room: Bay window, gas fire, panel radiator, understairs cupboard, secondary dining area.

Bedroom 3/Study: Triple window with venetian blind, radiator.

Shower Room: Walk in cubicle with electric shower, heated towel rail, wash basin, WC.

Bedroom 2: Built in wardrobe cupboard, radiator, triple window with curtain pole.

Bedroom 4: two Velux windows with blinds, radiator.

Principal Suite: Two triple sliding wardrobes, dressing area, triple window with curtain pole, radiator. Ensuite bathroom with inset spa bath with handheld shower, wash basin, chrome heated towel rail, LED mirror and WC. Velux Window.

Rear Garden: Low maintenance comprising gravel and composite decking with no side access. Planting border down one side. Garden shed.

Front Garden: Gravel and paved with parking for two cars.









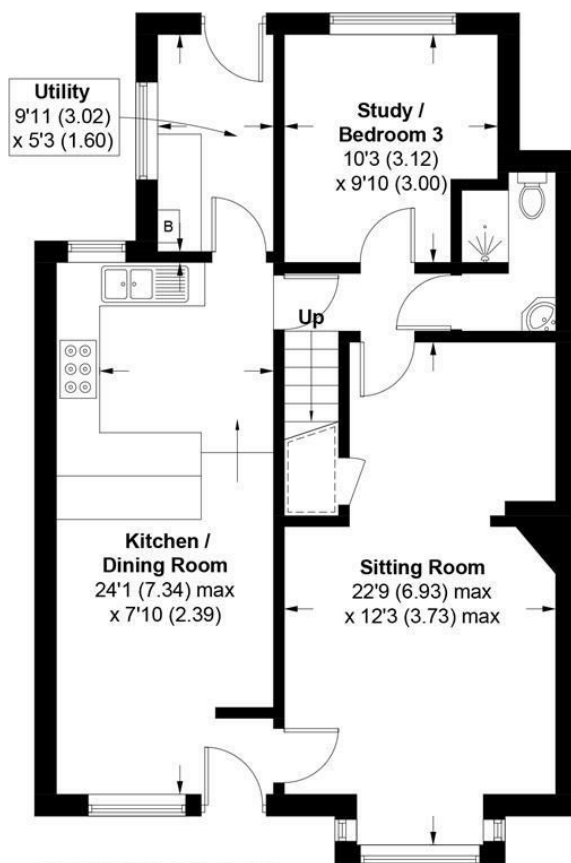


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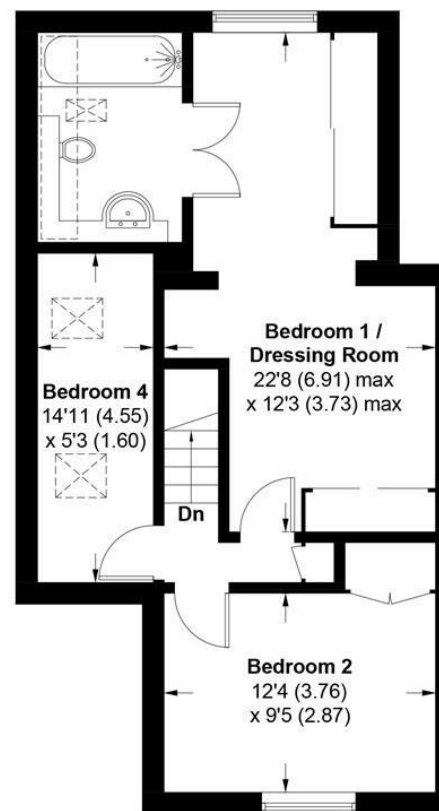
APPROXIMATE GROSS INTERNAL AREA = 1268 SQ FT / 117.8 SQ M

SHED = 39 SQ FT / 3.6 SQ M

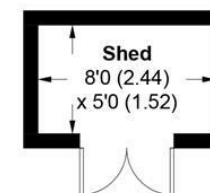
TOTAL = 1307 SQ FT / 121.4 SQ M



GROUND FLOOR



FIRST FLOOR



(Not Shown In Actual
Location / Orientation)

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. (ID1301964)

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