

Price Guide £399,995

3 Cunliffe Close, West Wittering, PO20 8LU

BAILEYS







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Located in the heart of West Wittering village within only 200m of the local shop and pub and about 3/4 mile from stunning West Wittering beach, Snowhill Creek and beautiful Chichester Harbour - an area of outstanding natural beauty.

Situated in this small, desirable private close, the property provides a cosy and relaxed living space with comfortable, neutral interior with laminate flooring, a modern kitchen and bathroom and a suntrap West-facing rear garden and would make a fantastic home or private second home. The property is available with immediate vacant possession allowing you to move in and start enjoying the coastal lifestyle without delay. There is also a garage in an adjoining block.

A small estate charge of £300 PA is payable to a resident's association for the maintenance of the communal areas and road.

Entrance Hall: Laminate flooring, radiator

Cloakroom: WC, wash basin.

Kitchen: Vinyl flooring, Indesit ceramic hob, BEKO single electric oven, overhead extractor fan, space for an integrated dishwasher, integrated washing machine.

Sitting/Dining Room: Laminate flooring, dining area, electric fire with stone hearth, understairs cupboard, UPVC, radiator.

Landing: Boiler cupboard, loft access.

Bedroom 3: (W) Built in cupboard, radiator.

Bedroom 2: Built in double wardrobe, radiator.

Shower Room: tiled flooring and walls, walk-in shower cubicle, LED mirror, wash basin, WC, radiator.

Bedroom 1: (W) Built in double wardrobe, radiator.

Rear garden: West-facing, paved with hedge borders, side access and garden table and chairs.

Front Garden: hedges and lawn with garden path.

Grounds: Single Garage in nearby block, unallocated residents parking.


















THIS IS OUR
HAPPY PLACE
Home



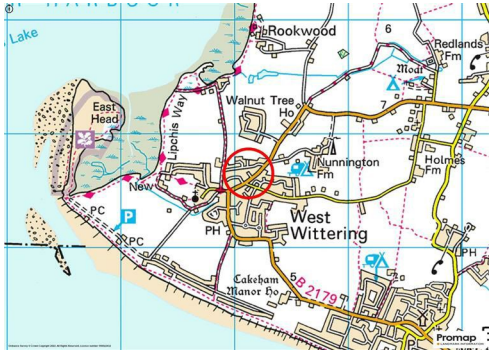








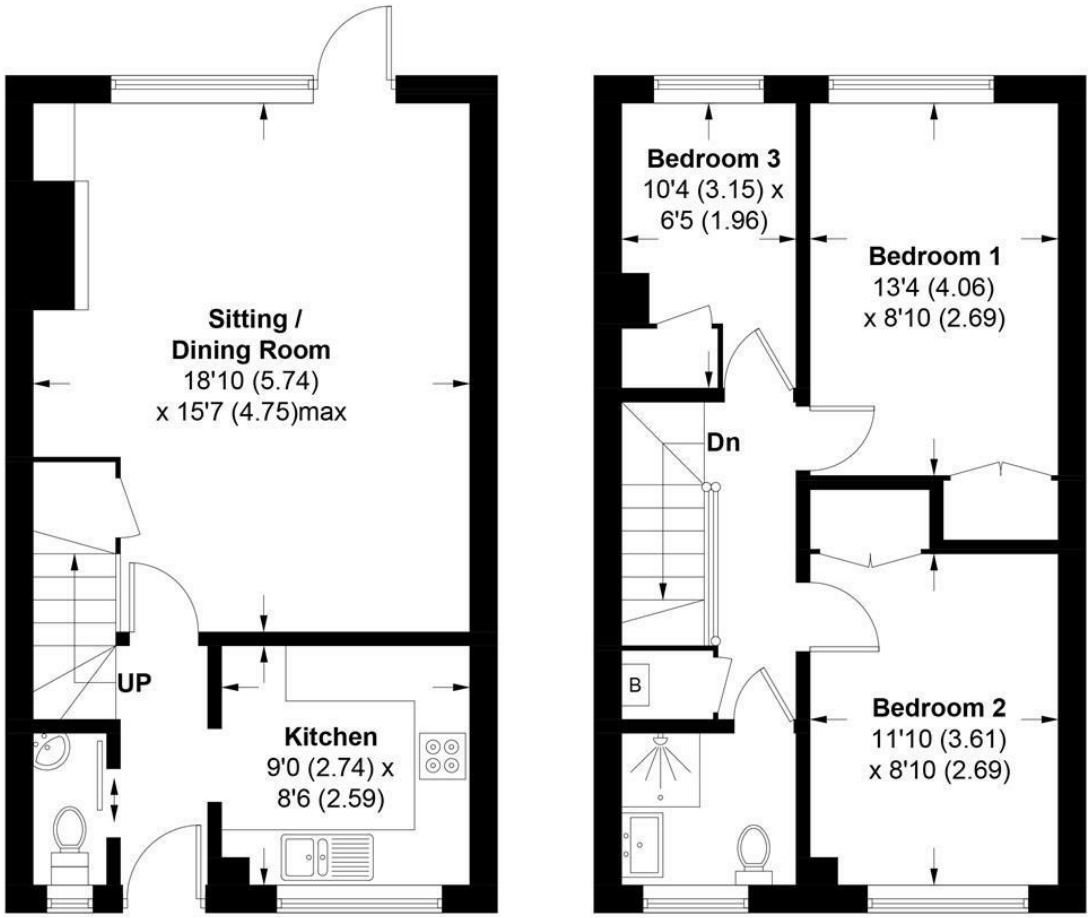

Hawkhurst
Chambon
CUNLIFFE CLOSE
Elm View
El Sub Sta
LOCKSASH CLOSE
Spindlewood
Promap


Rookwood
Redlands Fm
Walnut Tree Ho
East Head
Nunnington Fm
Holmes Fm
West Wittering
PC
PH
B 2179
Promap


Nunnington Farm House
Education Facility
PW
West Wittering
Promap

3, Cunliffe Close, PO20 8LU

APPROXIMATE GROSS INTERNAL AREA = 872 SQ FT / 81.0 SQ M



GROUND FLOOR

FIRST FLOOR

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. (ID1287767)

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