



Price Guide £425,000

19 Locksash Close, West Wittering, Nr Chichester, PO20 8QP





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This two bedroom, link detached bungalow has the advantage of being available with immediate vacant possession and no onward chain. Locksash Close is a small close situated right in the heart of West Wittering village within just 200m of both the local pub and general store. From the end of the close there is a path onto Ellanore Lane, a very pretty lane leading to Chichester Harbour, half a mile away. The 'Blue Flag' beach is 0.75 miles and the Cathedral City of Chichester with its excellent retail, cultural amenities and main line railway station is 7 miles to the north.

The accommodation would benefit from some general updating but is offered with both gas fired central heating and Upvc framed double glazing.

Enclosed Entrance Porch: Cupboard with 'Bosch' gas fired boiler for central heating and domestic hot water. Quarry tiled floor.

Entrance Hall: Radiator. Access to loft area.

Living Room: Laminate flooring. Two radiators. Access into Kitchen.

Kitchen: 1.5 bowl inset, stainless steel sink unit. Range of white floor and wall cupboard units. 'Neff' double oven and 'Neff' gas hob. Space and plumbing for washing machine and dishwasher. Space for fridge/freezer. deep storage cupboard.

Bedroom One: Built in wardrobe cupboards along one wall. Radiator.

Bedroom Two: Radiator. high level storage cupboard. Door in to Conservatory.

Conservatory: Part brick construction with double glazed units and polycarbonate vaulted roof. Quarry tiled flooring. Radiator. Double doors onto rear garden. Door into garage.

Shower Room: Formerly a bathroom. Tiled walls with Full width shower cubicle having mains shower unit, low level w.c and wash hand basin. Radiator. Linen cupboard.

Outside:

Attached Garage: Up and over door. Light and power points. Rear personal door in to the conservatory.

Concrete Driveway with additional parking for several vehicles.

Gardens: The rear garden with wooden panel fencing to all boundaries is established with mature shrubs, lawn area and a raised vegetable bed. There is a wooden garden shed. The front garden is laid to lawn with some low hedging and specimen tree.

Viewing: By appointment with the office please, 01243 672217.





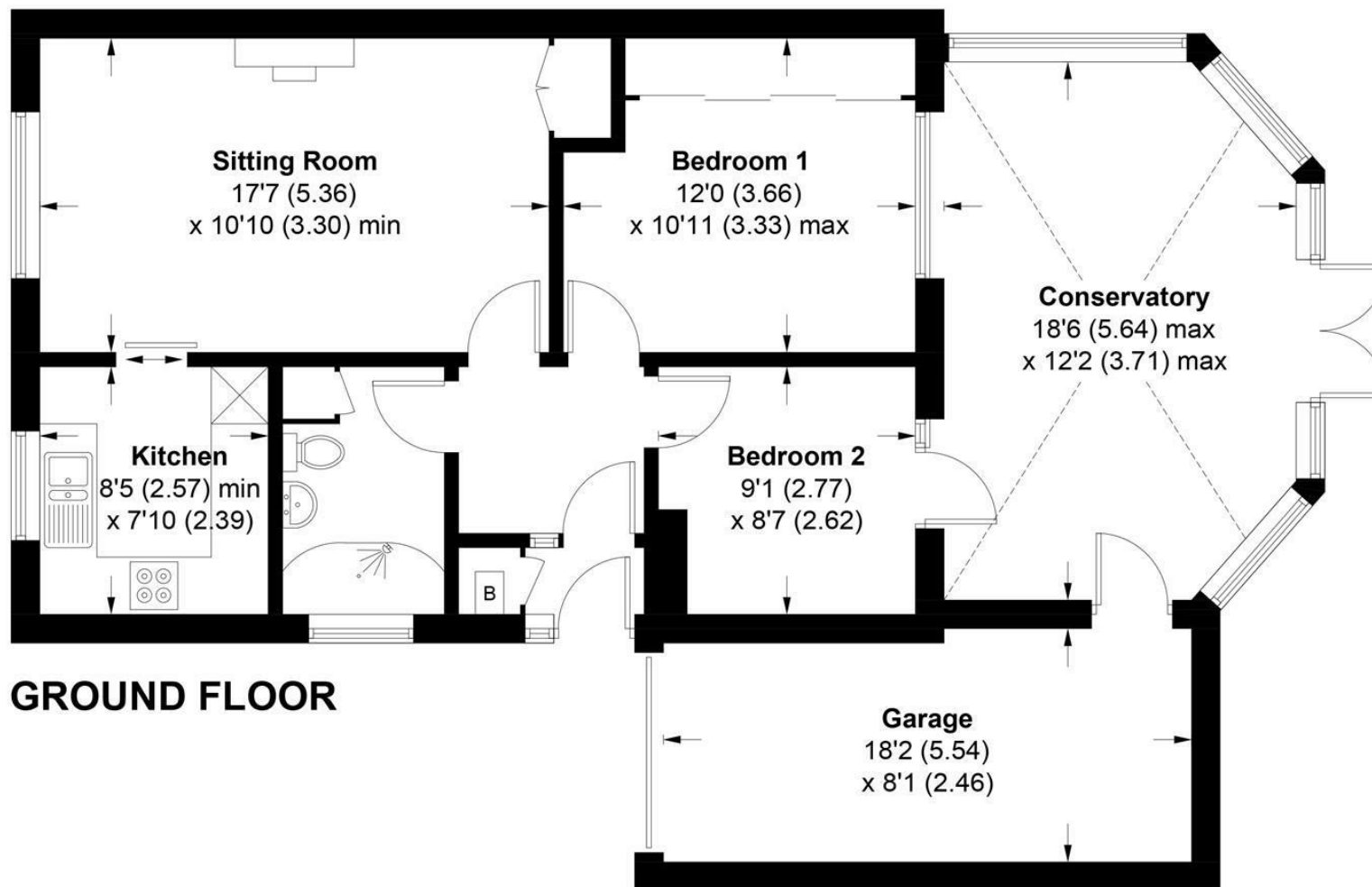






19, Locksash Close, PO20 8QP

APPROXIMATE GROSS INTERNAL AREA = 991 SQ FT / 92.1 SQ M
(INCLUDING GARAGE)



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. (ID1291733)

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