



Price Guide £650,000

21 Culimore Close, West Wittering, Nr Chichester, West Sussex PO20 8HD





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Situated in a small, private close just 300m to the west of East Wittering village centre. A detached, chalet style house offered with the advantage of having immediate vacant possession and no onward chain. Just a short 400m walk from the beach, the property would make a lovely home or an easily run second home. Features include an integrated 'Sylvarna' fitted kitchen, full double glazing, gas fired central heating, plus landscaped and easily managed gardens with a brook water feature running through the south facing rear garden. SOLE AGENT.

Virtual tour link: <https://my.matterport.com/show/?m=QNo7cEVUA5P>

Entrance Hall: Ceramic tiled floor. Stairs to first floor.

Cloakroom: Wash hand basin and W.C.

L shaped open plan Living/Dining/Kitchen: (S and N)

Full width Living Room (SW) Ornamental fire place. Double doors leading out to the rear, south facing garden. 2 wall light points. Double doors leading through into Kitchen/Dining Room.

Kitchen/Dining Room: (NE) comprehensive range of 'Sylvarna' cupboard units with 1 and 1/2 bowl inset sink unit, integrated dish washer, plumbing for washing machine, integrated fridge/freezer. Built in double oven and 'Neff' gas hob with cooker hood over. Door to the outside.

Bedroom Three: (SE)

First Floor: Linen cupboard. Skylight window.

Principal Bedroom: (NE) Range of built in wardrobe cupboards.

En-Suite Shower Room: Corner shower cubicle with mains shower unit and curved glass door. Pedestal wash basing and w.c. Skylight window.

Bedroom Two: (SW)

Family Bathroom: Panelled bath with shower/mixer tap. Pedestal wash basin and W.C. Chrome ladder towel rail. Skylight window. Part tiled walls, ceramic tiled floor.

Outside:

There is a pretty south west facing garden laid with an attractive paved terrace and gravel area backing onto a small brook with a bridge crossing. Covered trellis.

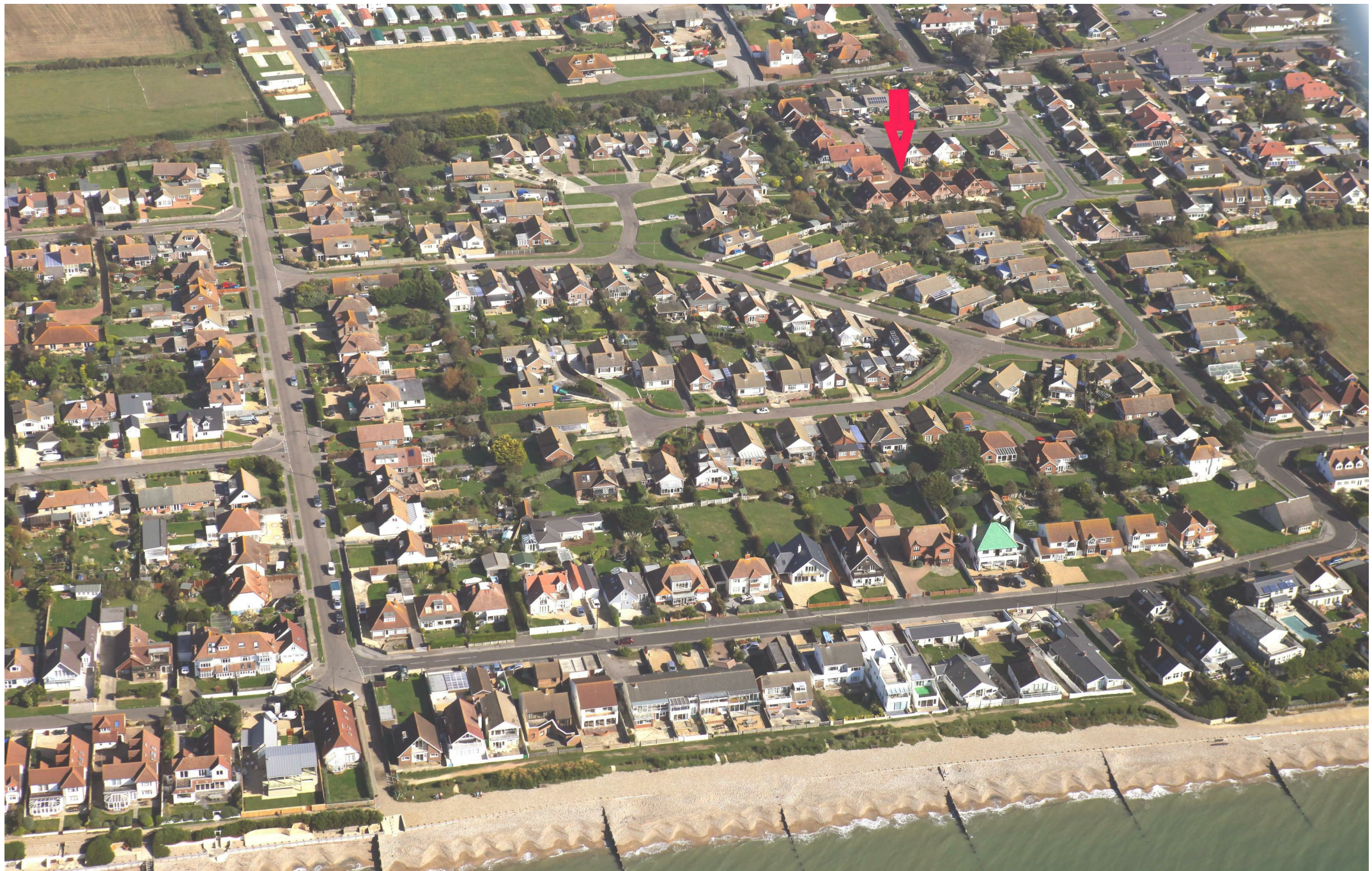
Attached Garage: up and over door, light and power point.

Additional parking for vehicles to the drive.

Viewing: By appointment with the office please









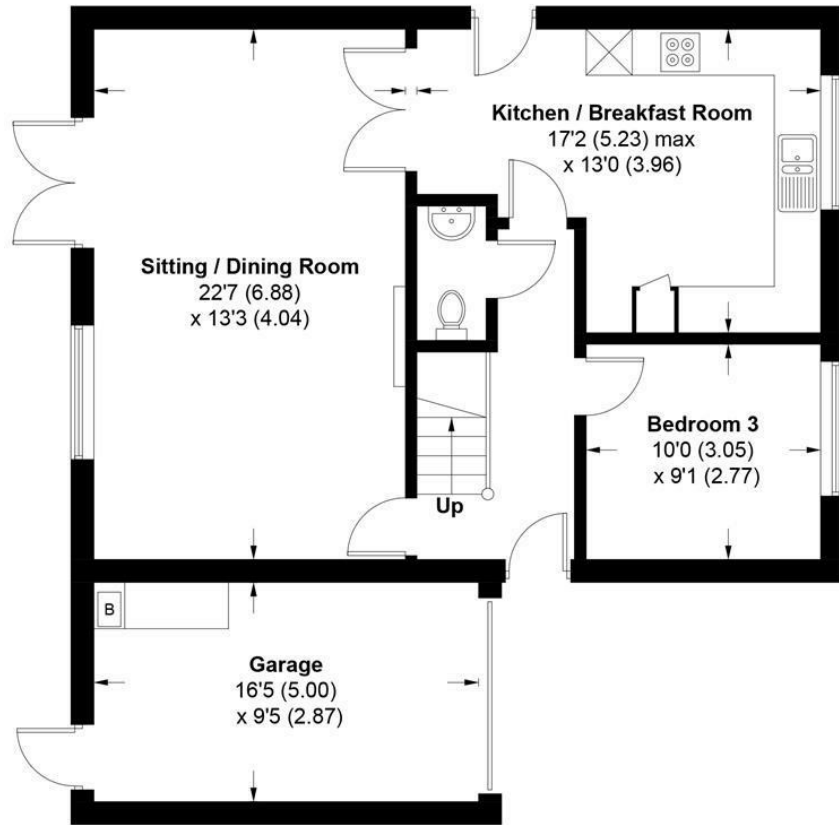


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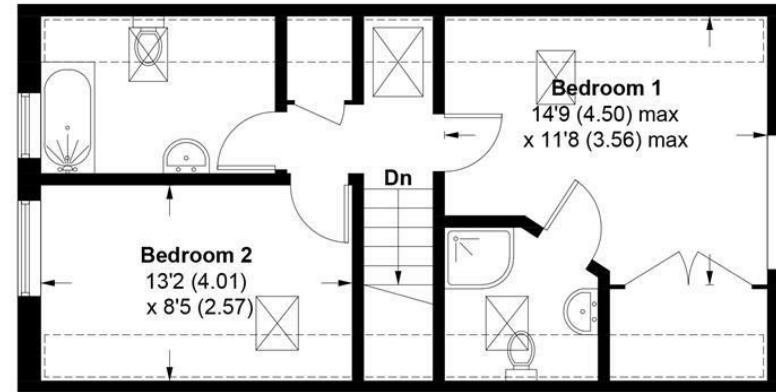
APPROXIMATE GROSS INTERNAL AREA = 1190 SQ FT / 110.6 SQ M

GARAGE = 155 SQ FT / 14.4 SQ M

TOTAL = 1345 SQ FT / 125 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. (ID988468)

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