



Astons
of Sussex
Residential Sales & Lettings



Little Meadow, 8 Meadows Road, East Wittering, PO20 8NW

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Guide Price £499,950

A SPACIOUS two bedroom DETACHED bungalow situated in East Wittering village just a short stroll to the local shops & BEACH.

This incredibly spacious, individually designed two bedroom detached bungalow occupies a convenient position within East Wittering, just a short distance from the village centre, shops and local amenities. Offering approximately 1,500 sq ft of accommodation, the property now presents an excellent opportunity for a purchaser seeking a substantial home with scope to personalise throughout.

The sense of space is immediately apparent on arrival, with a very generous central hallway providing access to all principal rooms. The hallway also benefits from a double storage and cloaks cupboard and an internal door leading directly into the garage, adding to the practicality of the layout.

The main reception room is a well-proportioned sitting room, featuring an open fireplace (not tested) as a focal point. Sliding doors open onto the rear garden and patio area, creating a natural flow between indoor and outdoor living and offering plenty of natural light.

The kitchen is fitted with a comprehensive range of cupboards and ample work surface space. While in need of updating, it provides a solid foundation for reconfiguration or refurbishment. A door leads through to a separate utility room, ideal for everyday appliances and additional storage.



There are two large double bedrooms, both offering excellent proportions. The principal bedroom benefits from its own re fitted en suite shower room, while the second bedroom is served by a separate bathroom suite which has also recently been re-fitted.

Outside, the private rear garden is mainly laid to lawn with useful space to both sides, offering potential for landscaping or extension, subject to the usual consents. To the front, driveway parking is provided, and the property is heated via a brand new gas central heating system.

Overall, this is a rare opportunity to acquire a substantial bungalow in a sought-after coastal village.

LOCATION

East Wittering Village Centre is within a short stroll to the west and offers a comprehensive range of amenities including a primary school, doctors, chemist, dentist and a wide selection of quality independent shops. A further two miles to the west is the beautiful Blue Flag beach of West Wittering which boasts wonderful views of the South Downs and is popular with water sports enthusiasts all year round. East Wittering Beach is to the south and has the benefit of being a straight and even walk of approximately 400 metres. Additional shopping facilities are available in nearby Chichester some 8 miles away where the city centre offers a range of shops, cafes and restaurants and the skyline is dominated by the 12th century cathedral. For those that do not drive, there is a bus service at regular intervals from the area. Furthermore, the surrounding areas offer a wealth of attractions including Fontwell Race Course, Portsmouth Historic Dockyard and Goodwood which has a full horse racing calendar and also plays host to the annual Festival of Speed and the Revival Meeting at its historic motor circuit.

Tenure Freehold | **Council Tax** Band E | **EPC** E

Connected to mains water, electricity & drainage. Oil fired heating to radiators.



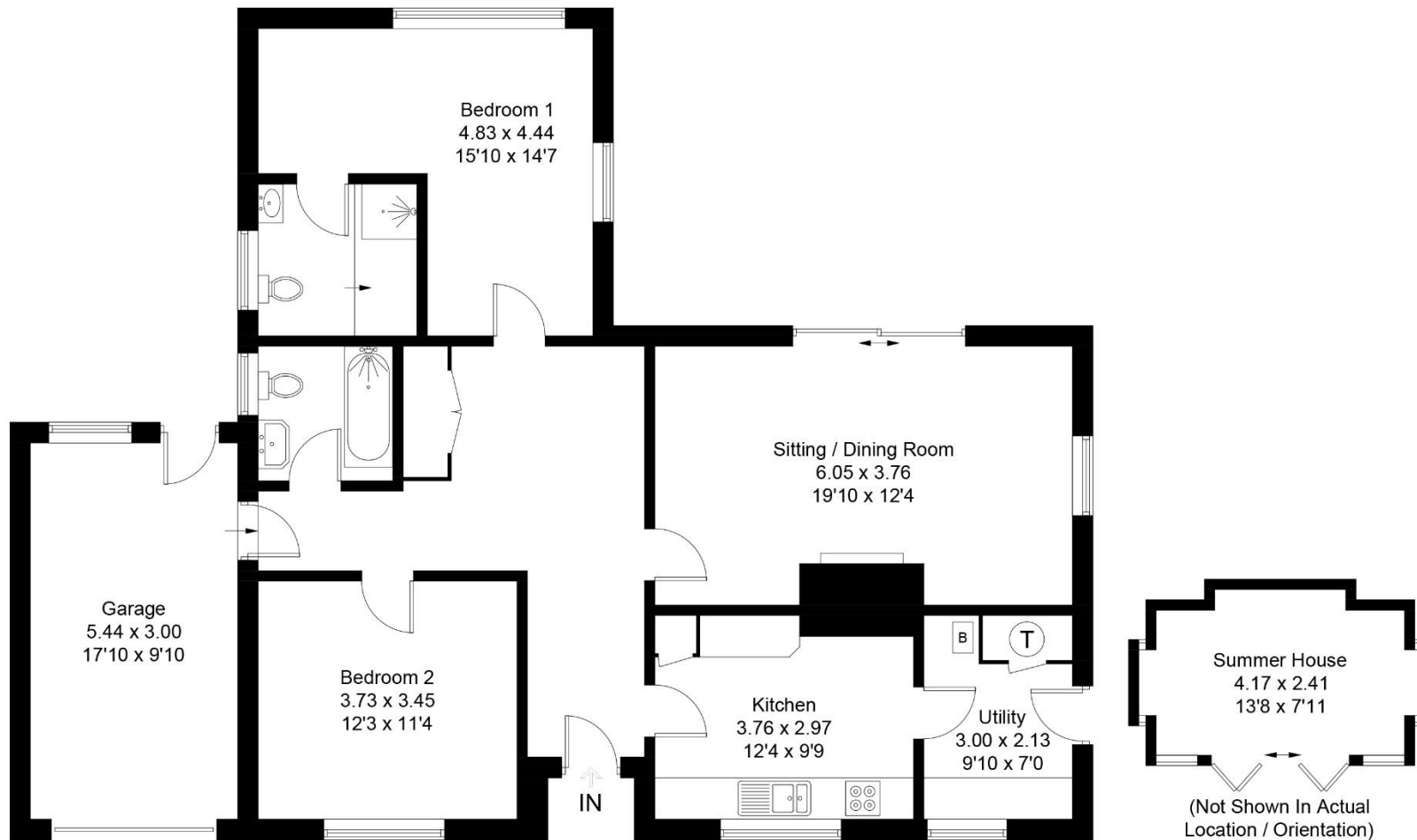
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Approximate Gross Internal Area = 120.1 sq m / 1293 sq ft

Summer House = 8.6 sq m / 92 sq ft

Total = 128.7 sq m / 1385 sq ft
(Including Garage)



Ground Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or miss-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.



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