



**Astons**  
*of Sussex*  
Residential Sales & Lettings



**Tresungers, 24 Church Road, East Wittering, PO20 8PS**



# Tresungers, 24 Church Road PO20 8PS

Guide Price £430,000

Set on a generous plot, this three bedroom semi-detached house offers an exciting opportunity for modernisation, extension, or redevelopment (subject to the necessary consents). With a total accommodation size of 1,118 sq ft, the property is in need of significant updating but provides a fantastic foundation for those looking to create their ideal home.

The ground floor comprises two well proportioned reception rooms, a kitchen, and a cloakroom. Upstairs, the first floor hosts three bedrooms and a family bathroom.

Outside, the property boasts a substantial front and rear garden, along with a large driveway providing ample off road parking. A detached garage, in need of repair, adds further scope for development or storage.

Situated close to East Wittering village and within easy reach of local schools, this home offers both convenience and potential.

Please note that we are informed that the central heating is not currently operational.

## LOCATION

East Wittering village centre is within a short stroll and offers a comprehensive range of amenities including a primary school, doctors surgery, chemist, dentist and a wide selection of quality independent shops and mini supermarkets. West Wittering beach is approximately two miles to the west as is popular for its 'Blue Flag' sandy beaches and the famous National Trust Reserve of East Head, there is access to beautiful walks over the sand dunes and stunning views across The Solent to the Nab Tower and Isle of Wight.





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

Connected to mains water, gas, electricity & drainage. Gas heating to radiators.

**Agents Note**

We understand that the gas central heating system is not currently working, however a modern boiler is in situ.

**Entrance Hall**

**Sitting Room** 12'2" (3.71m) x 11'0" (3.35m)

**Dining Room** 11'2" (3.4m) x 10'11" (3.33m)

**Kitchen** 13'0" (3.96m) x 7'8" (2.34m)

**Cloakroom**

**Bedroom 1** 12'3" (3.73m) x 11'2" (3.4m)

**Bedroom 2** 10'10" (3.3m) x 9'6" (2.9m)

**Bedroom 3** 9'4" (2.84m) x 8'0" (2.44m)

**Bathroom**

**Garage** 15'5" (4.7m) x 8'10" (2.69m)









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## 24 Church Road, PO20

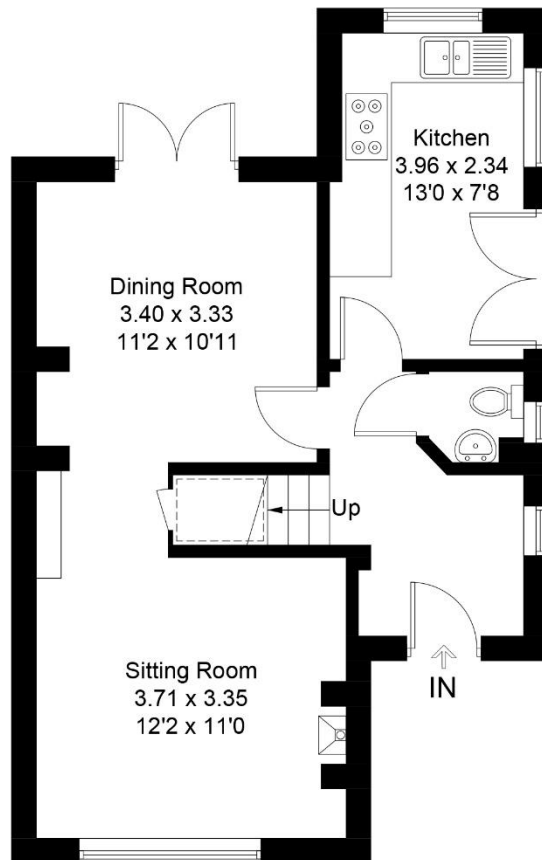
Approximate Gross Internal Area = 91.1 sq m / 981 sq ft

Garage = 12.7 sq m / 137 sq ft

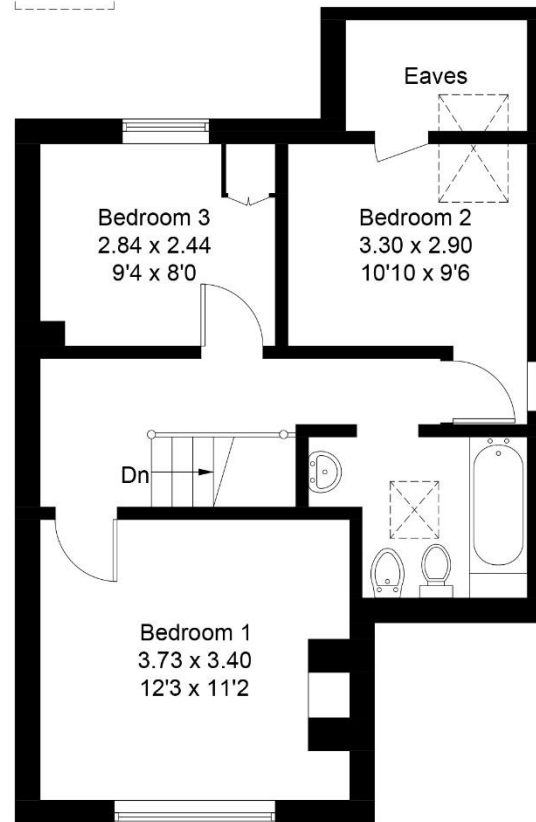
Total = 103.8 sq m / 1118 sq ft



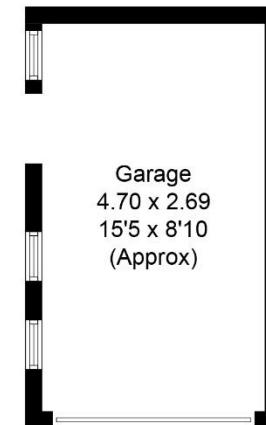
 = Reduced headroom below 1.5m / 5'0



**Ground Floor**



**First Floor**



(Not Shown In Actual  
Location / Orientation)

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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