



Price Guide £425,000
16 Oakfield Avenue, East Wittering, Chichester, PO20 8BU





01243 672217



3



2



1



D



D

A semi-detached bungalow situated in an extremely generous plot for a property of this size and offering excellent accessibility to the local bustling village and tranquil beach shorelines providing a perfect coastal lifestyle.

Upon arrival to the property, you are welcomed by a large, paved driveway providing excellent parking facilities, a sheltered carport and a single garage with a south-facing front garden patio.

Internally the property would benefit from some remodelling and updating but has excellent potential to increase the living space by converting the attaching garage (STPP) but already comprises an open-plan kitchen/diner, a large living room, two bedrooms, a shower room with a large walk-in shower cubicle, and a large conservatory which opens to the rear garden which comprises a patio, lawn and plant and hedge borders.

Viewings strictly by appointment- 01243 672217

Kitchen/Diner: Entrance door, array of light grey units and black stone affect worktops, wall mounted Hotpoint double electric ovens, 4-ring induction hob with overheard extractor, large porcelain sink and draining board, Hotpoint washing machine, Beko fridge/freezer, Dining Area.

Living Room: Gas fire, sliding panel blinds, radiator.

Shower Room: Large walk-in modern cubicle with sliding glass door, chrome heated towel rail, wash basin with mirror, Boiler cupboard.

Bedroom 1: Fitted wardrobes to one wall, fitted dressing area and additional storage.

Bedroom 2: Built in wardrobe, French doors to conservatory.

Conservatory: Laminate flooring, Bi-folding doors leading onto rear garden. side door into garage/utility room.

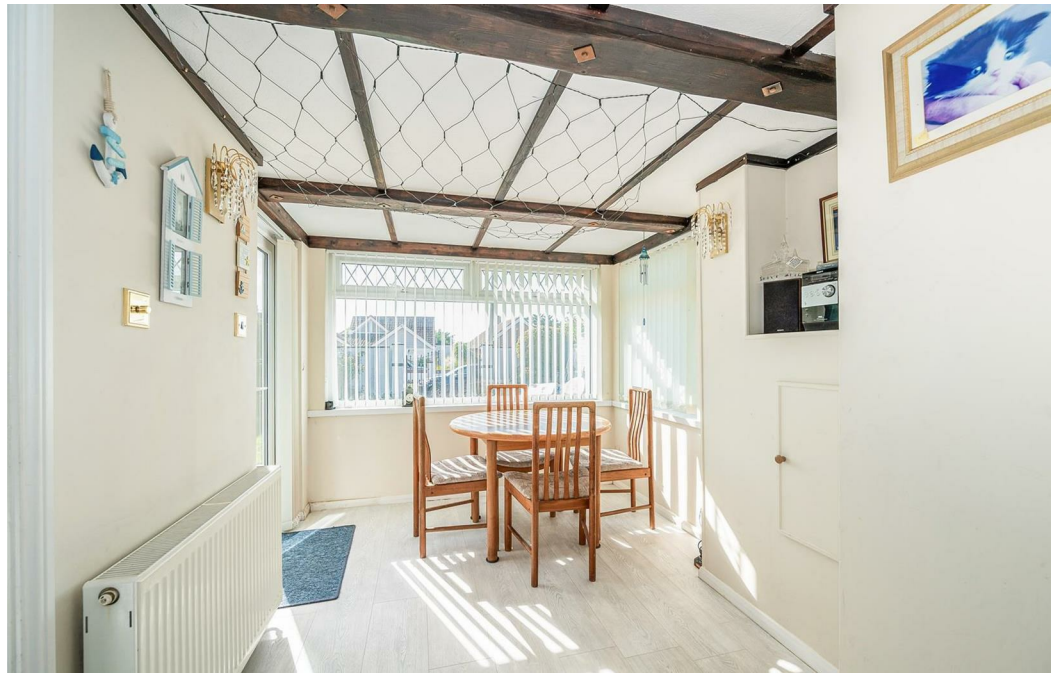
Garage: Electric roller door, utility space.

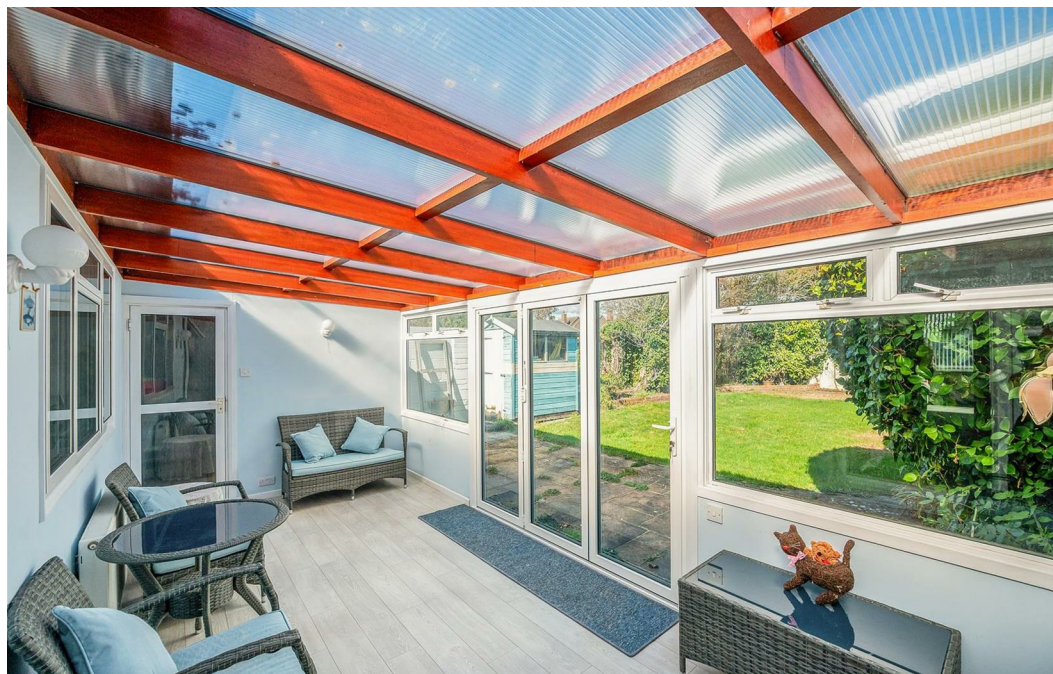
Rear Garden: (N) Patio, garden shed, plant and hedge borders.

Front Garden: (S) Concrete paved driveway with entrance gates, Covered car port, hose, paved patio and front lawn.

Please note upon an accepted offer you will be required to complete online Identity checks provided by Guild/Verify365, the cost of these checks is £30 plus VAT per registered purchaser. This charge verifies your identity in line with our obligations with HMRC.

www.baileys.uk.com





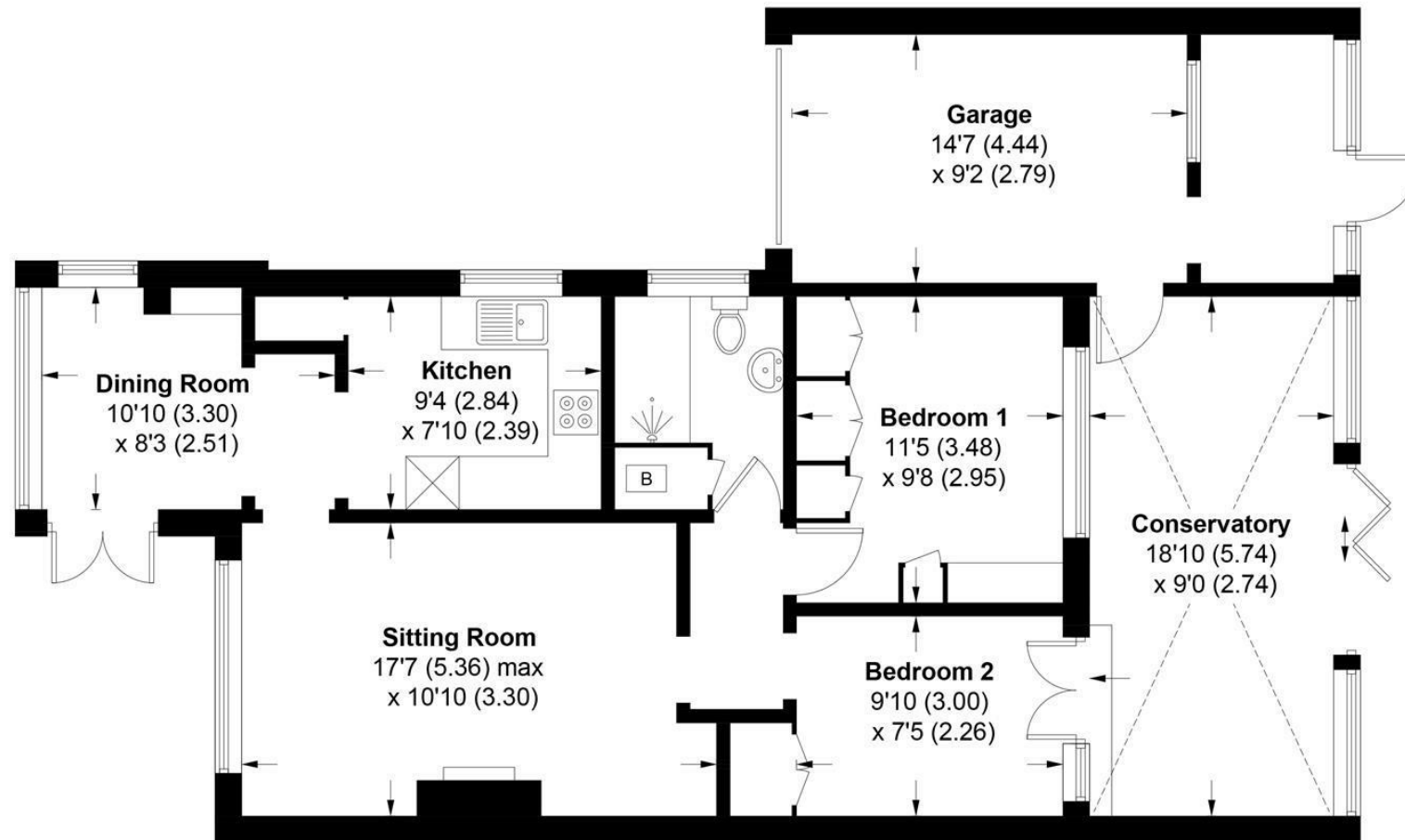






16, Oakfield Avenue, PO20 8BU

APPROXIMATE GROSS INTERNAL AREA = 1035 SQ FT / 96.2 SQ M



GROUND 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. (ID1339427)

Produced for Baileys Estate Agents

Working in co-operation with the owners we have tried to be accurate and informative in the presentation of our property details. Baileys would advise that no representations or warranties are made or given in respect of the condition of any items mentioned in the Sales Particulars. If however, you are not sure about a particular point please contact us to verify the information. This is especially important if viewing the property involves travelling some distance.