Price Guide £350,000

3 Sandlands Point Stocks Lane, East Wittering, Nr. Chichester, PO20 8FY

BAILEYS

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A nearly new purpose built flat located right in the heart of the bustling East Wittering village offering excellent accessibility to the vast array of local amenities such as a greengrocers, butchers, fishmongers, cafes, eateries, restaurants, pharmacies and local bus connections to the wider local area.

Built in 2020 to a high standard this beautifully presented ground floor flat offers spacious open-plan living, excellent bedroom space, two stylish modern bathrooms with underfloor heating, a modern high specification kitchen from local designers Sylvarna and well-equipped kitchen and is hugely benefitted by a private south-facing rear garden with separate rear access.

Leasehold- 992 years remaining from 3rd March 2020. Ground rent is demanded is a peppercorn amount. Service charge £1,677.86 for 2026. Included in the lease and service charge are two reserved spaces in the private resident's car park.

Covered Entrance Porch: Garden path

Entrance Hall: Laminate flooring, storage cupboard, radiator.

Kitchen: Sylvarna designed and supplied- Tiled flooring, matte grey kitchen units with soft close doors and drawers with LED under unit lighting, stainless steel double sink and draining board, full range of NEFF appliances including 4-ring gas hob, under the counter electric oven, extractor fan, integrated fridge/freezer, integrated dishwasher, integrated washer dryer and gas-fired combi boiler.

Living/Dining Room: Laminate flooring, UPVC French doors to rear garden, radiators.

Bedroom 1: Roman blinds, radiator, built in sliding double wardrobe.

Ensuite: Porcelain tiled flooring with electric underfloor heating, walk-in shower cubicle with rainfall shower head, chrome heated towel rail, wash basin, WC, mirror with overhead lighting.

Family Bathroom: Porcelain tiled flooring with electric underfloor heating, inset bath with shower over and glass shower screen, chrome heated towel rail, wash basin, WC.

Bedroom 2: Roman blinds, double sliding wardrobe, radiator.

Rear Garden: South-facing, fully enclosed and private, rear gate, wooden decking, artificial grass, planting borders.

Outside: Two reserved parking spaces in the private residents parking.

SEASIDE

SEASIDE

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OAKFIELD ROAD
9
7
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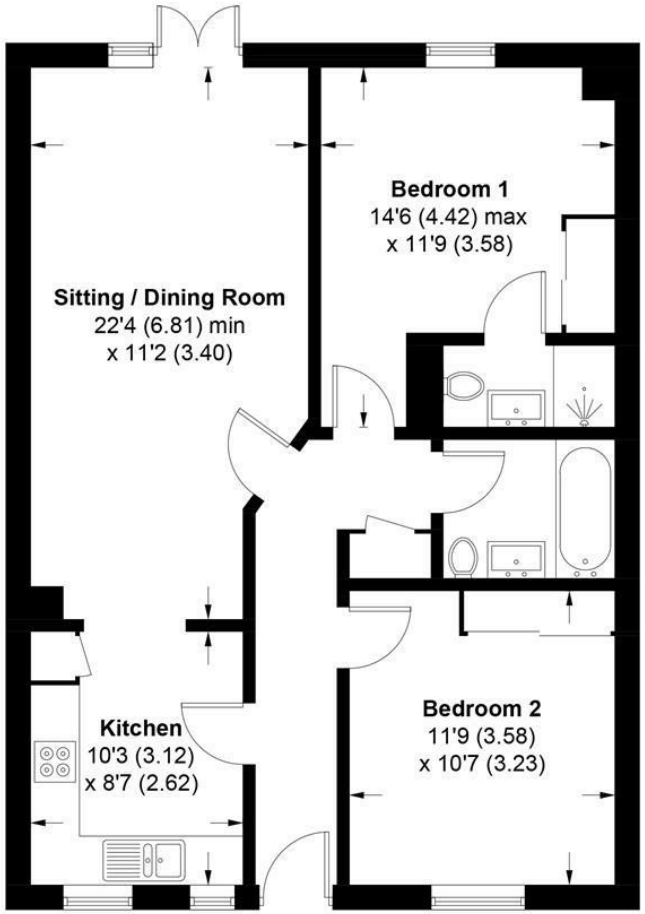
3
1
4 to 9
3
1
19
18
SANDLANDS POINT
10 to 17
10
6
40
Library
2
4
West Sussex
Fire and Rescue
Service
East Wittering
36

3 Sandlands Point, Stocks Lane, PO20 8FY

APPROXIMATE GROSS INTERNAL AREA = 773 SQ FT / 71.8 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. (ID1327470)

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