



Price Guide £675,000

14 Owers Way, West Wittering, West Sussex, PO20 8HA

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Situated in this popular close just 400m to the west of East Wittering village centre with its excellent variety of local shops, restaurants and cafes as well as two supermarkets and a health centre, the property is also only a 300m walk from the beach. No 14 is an extended three bedroom detached bungalow of over 1150 sq ft and is offered with the advantage of having immediate vacant possession and no onward chain.

The accommodation which is in excellent order has both gas fired central heating and Upvc framed double glazing offering an adaptable and spacious layout with the possibility to create an en-suite to the main bedroom by splitting the very large existing bathroom.

There is a long concrete drive providing parking for several vehicles leading to a detached garage with the convenience of having an electric roll over door. The attractive and private rear garden is enclosed with brick walling and close boarded fencing to all sides with a lawn and terrace.

Link to Virtual Walk Through Video:
<https://my.matterport.com/show/?m=p1eGoD2PjKf>

Entrance Hall: Double built in wardrobe cupboard. Down lighters.

Cloakroom: Wash hand basin and w.c. Half tiled walls. Plumbing for washing machine.

Living Room: (SE and NE) Ornamental stone fire place and hearth. four wall light points.

Kitchen/Breakfast Room: comprehensive range of oak wall and floor cupboard units with corian worktops and sink unit. 'Neff' built in double over and 'Neff' ceramic hob with cooker hood over. Airing cupboard with hot tank and immersion heater. Feature white brick wall.

Bedroom One: Range of bespoke fitted wardrobe and drawer units including high level storage. Down lighters.

Bedroom Two: Range of bespoke fitted wardrobes and dresser unit including high level storage. Down lighters.

Bedroom Three: Double built in wardrobe. Down lighters.

Bathroom: A large room which has the potential to be divided to create a En-Suite to Bedroom One. 'Sun King' coloured suite of corner bath with mains shower over. W.C. with recessed cistern and wash hand basin with range of pine cupboards. Down lighters. Fully tiled walls. Shaver point.

Outside: Lawned front garden with long concrete drive with parking for several vehicles leading to a detached garage. Close boarded fencing.

The rear garden is laid to lawn with shrub borders and is fully enclosed with high brick wall and close boarded fencing to the boundaries. Timber Summer House. Paved terrace area.

Detached Garage: Electric roll over door. Side personal door leading in to the rear garden.

Viewing: By appointment with the office please 01243 672217.









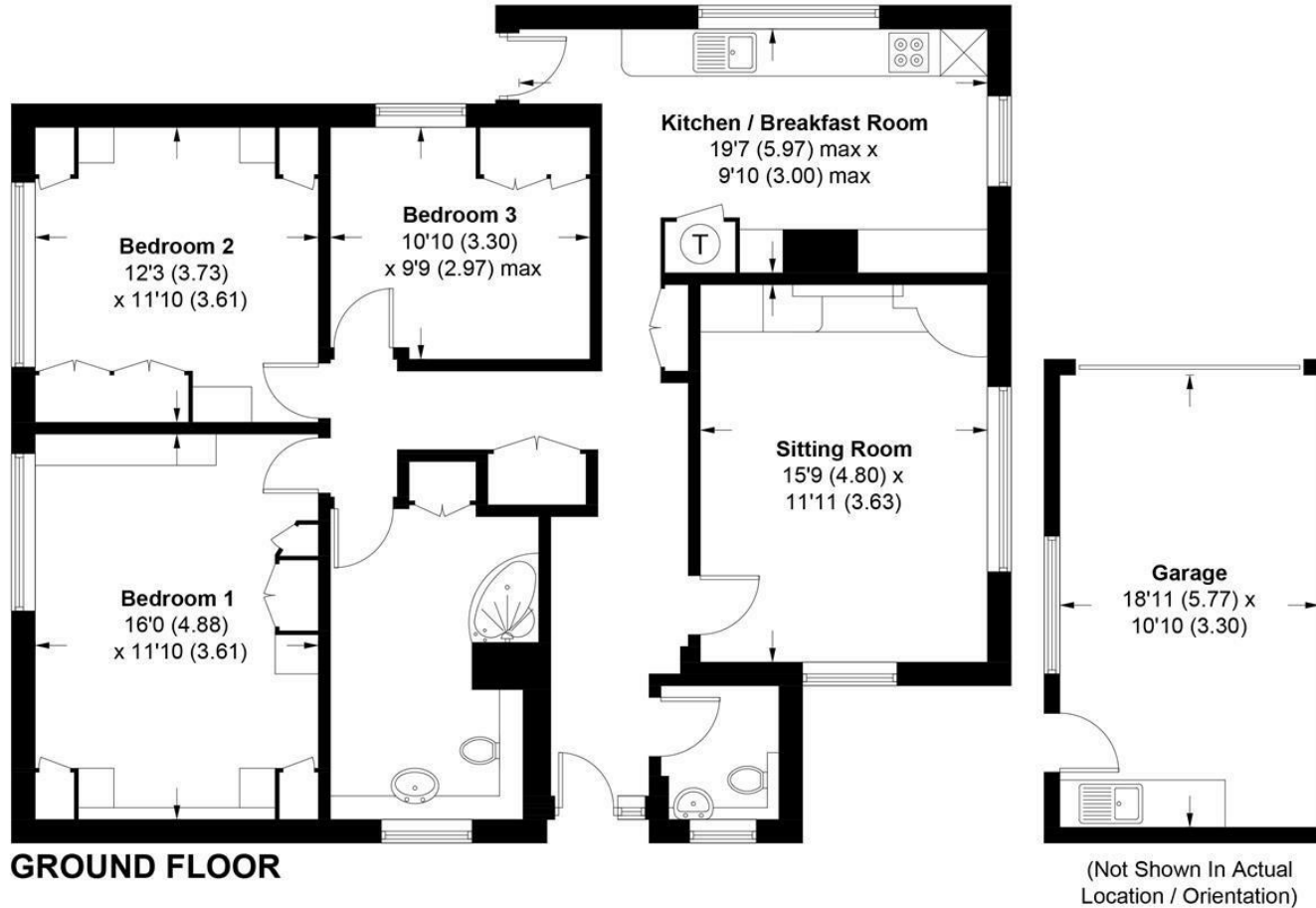


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APPROXIMATE GROSS INTERNAL AREA = 1166 SQ FT / 108.3 SQ M

GARAGE = 204 SQ FT / 19.0 SQ M

TOTAL = 1370 SQ FT / 127.3 SQ M



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. (ID1237034)

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