



Price £530,000

Rivendell Kimbridge Road, East Wittering, PO20 8PE





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Near the beach. A well presented and deceptively spacious detached bungalow within approximately 150m of the beach, with a secluded and landscaped rear garden and two off road and gated car parking spaces to the front.

#### Entrance Porch

#### Inner Hall

Built in cupboards including airing cupboard.

#### Cloakroom/Bathroom

Suite of panelled bath with shower over, wc and wash basin with built in cupboards.

#### Sitting Room

Archway to the Dining Room and patio doors to the Conservatory.

#### Dining Room

Archway to Sitting Room

#### Kitchen

Comprising a range of solid ash cupboards and drawers with granite effect worktops and inset sink with mixer tap. Eye level double oven, ceramic hob and filter extractor above. Integrated dishwasher, fridge and freezer and built in breakfast bar. Door to Utility.

#### Utility

With space and plumbing for washing machine and tumble dryer

#### Conservatory

With door to rear garden.

#### Master Bedroom 1

With built in wardrobe cupboards and door to en-suite.

#### En-suite

Comprising a suite of corner shower, wc and washbasin with built in cupboards.

#### Bedroom 2

Built in wardrobes.

#### Workshop/Home Office/Hobbies Room

A twin aspect room with door to rear garden.

#### Outside

To the front there are two off road and gated parking spaces. There is pedestrian access leading to the landscaped rear garden which includes paved sun terrace areas, summerhouse, bike store and lawned area with flower/shrub borders.

#### Council Tax

Band E

#### EPC

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#### Viewing

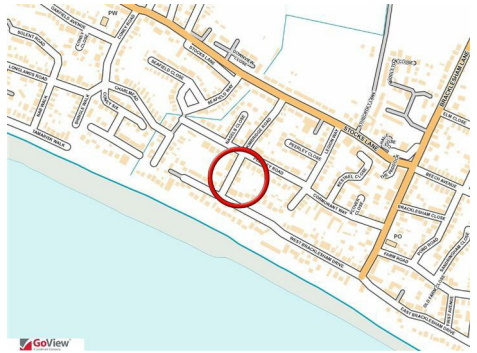
By appointment with Baileys 01243 672217





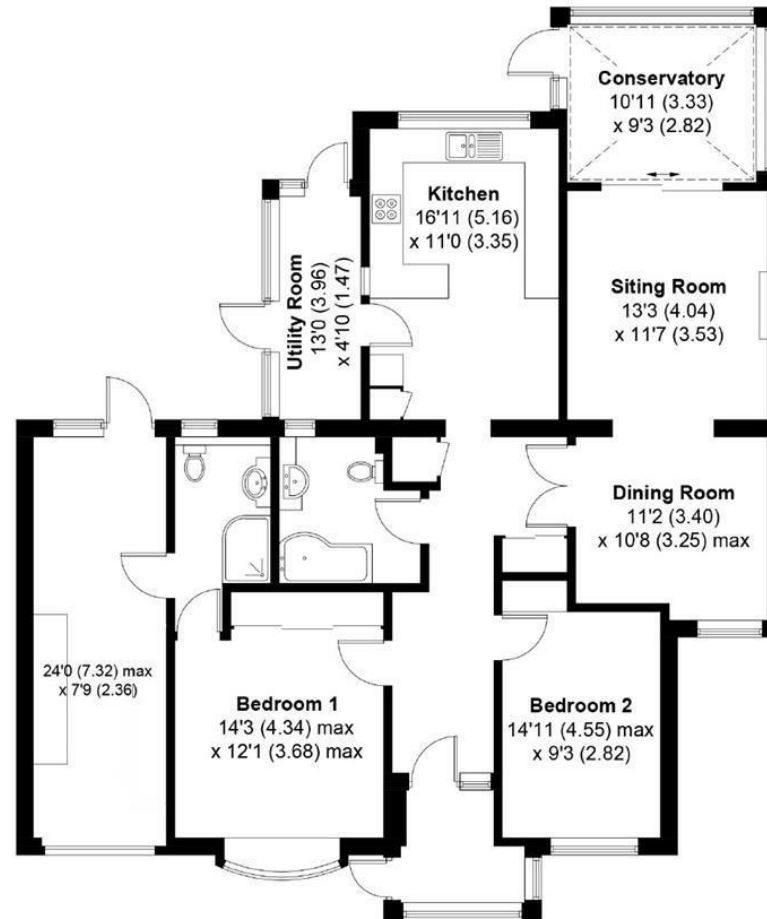






# Kimbridge Road, East Wittering, PO20

APPROXIMATE GROSS INTERNAL AREA = 1501 SQ FT / 139.5 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. (ID431265)

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