



Price Guide £595,000

17 Elmstead Park Road, West Wittering, Chichester, PO20 8NQ

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Situated right in the centre of West Wittering village on the popular Elmstead Park estate a very well presented detached bungalow offered with immediate vacant possession. Less than a mile from the famous Blue Flag beach at West Wittering and 0.75 mile from Snow Hill Creek and Chichester Harbour, the property has the benefit of having a private, enclosed rear garden and a double garage block.

The accommodation with both gas fired central heating and Upvc framed double glazing has very attractive wooden flooring to the living room, hall and main bedroom.

Virtual Viewing Link: <https://my.matterport.com/show/?m=NJqaLjr9sLq>

Entrance Porch: Quarry tiled floor, door to:

Entrance Hall: Oak flooring. Airing cupboard with 'Vailiant' gas fired boiler for hot water and central heating.

Cloakroom: Vanity basin with storage cupboard and w.c with recessed cistern.

Living Room: (NE and SW) A well proportioned through room overlooking both the front and rear gardens. Contemporary style Fireplace with electric flame effect fitted fire. Bow window. Double doors to the rear garden. Down lighting.

Kitchen: Range of white coloured matching cupboard and drawer units with inset 1 ½ bowl stainless steel sink. Ceramic hob with extractor unit over and 'Lamorna' built in oven. Integrated microwave oven. Integrated fridge/freezer, plumbing for

dishwasher and washing machine, door to garden.

Bedroom One: (NE) Two double fitted wardrobe cupboards.

Bedroom Two: (NE) door to:

Conservatory: Part brick construction with UPVC framed, double glazed windows and door to garden. Polycarbonate roof. Radiator.

Shower Room: Fully tiled walk in double width cubicle with mains powered shower unit and glass screen. Recessed wash basin and W.C. Mirror fronted cabinet with shaver point. Chrome ladder style radiator.

Outside: There are gardens to the front and rear the former is open plan and laid to lawn with a shingle area suitable for parking two vehicles. The rear garden is enclosed with ship lap wooden fencing and includes a paved terrace, lawn and established borders providing a high degree of privacy. An additional area of garden is located to the side of the property between the property and Detached Double Garage and has an attractive circular paved patio and similarly offers privacy.

Detached Double Garage: With up and over doors one of which is electrically operated. Side personal door into garden. Further parking in the drive.

Council Tax Band: E.

EPC rating: D.

Viewing: By appointment with the office.









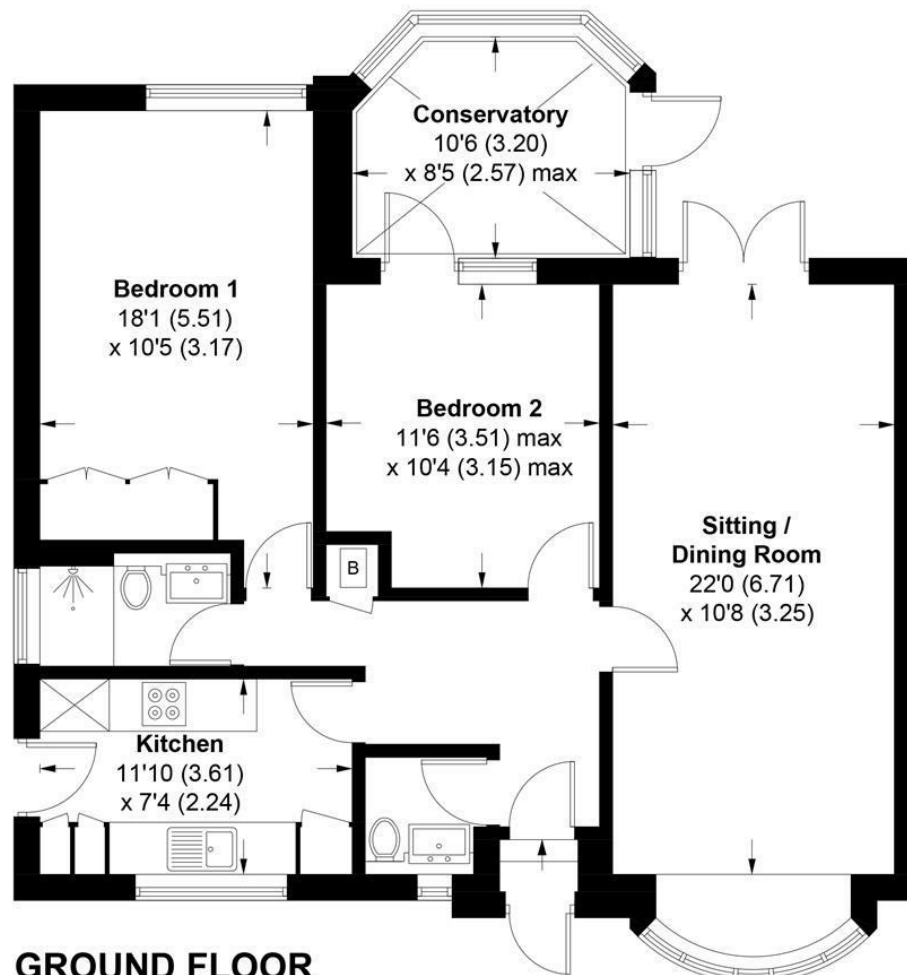


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APPROXIMATE GROSS INTERNAL AREA = 919 SQ FT / 85.4 SQ M

DOUBLE GARAGE = 302 SQ FT / 28.1 SQ M

TOTAL = 1221 SQ FT / 113.5 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. (ID1271559)

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