

Price Guide £600,000

8 Ella Close, West Wittering, Nr. Chichester, PO20 8EZ

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In need of general updating but with huge potential, an extended detached bungalow of 1190 sq ft standing in a good size plot of 0.22 acre. Ella Close is a spaciously laid out and established close within only 250m of the beach and 350m of East Wittering centre with the excellent selection of shops and supermarkets, restaurants and cafe's and health centre. The Cathedral City of Chichester with a main line railway station and comprehensive retail and leisure amenities is just 7 miles to the north, handily placed for Goodwood and the South Downs.

Built originally with three bedrooms in the 1960's the property was extended with the addition of a conservatory, bedroom and shower room and offers scope for further accommodation subject to the necessary permission.

Virtual Viewing: https://my.matterport.com/show/?m=du9RtoCdmS4

The accommodation with upvc framed double glazing and gas fired central heating comprises:

Entrance Hall: Built in storage cupboards. Access to loft area. Built in cupboard with gas fired boiler.

Living Room: (N) Brick built fire place with solid oak mantle having a fitted wood burning stove. Radiator. Sliding doors leading in to the conservatory.

Kitchen: (S) Comprehensively fitted with white wall and floor cupboards with 1 1/2 inset sink unit. Built in double over and ceramic hob unit with cooker hood over. Space and plumbing for washing machine and dish washer and space for fridge/freezer.

Inner Hall: Radiator.

Conservatory: Radiator. Door into the rear garden.

Bedroom One; (NE) Two storage cupboards. Radiator.

En-Suite Shower Room: (S) Shower cubicle. wash hand basin and W.C. Radiator.

Bedroom Two: (S) Radiator.

Bedroom Three: (N) Range of built in wardrobe cupboards. Radiator. Door to the rear garden.

Bedroom Four: (N) Radiator.

Family Bathroom: Panelled bath with pedestal wash basin and w.c. Radiator. Part tiled walls. (S)

Outside:

The rear garden is enclosed with established hedge screening and has a central lawn.

The front garden is laid to lawn with a long concrete drive allowing parking for several vehicles leading to a Detached garage.

The property is available with no onward chain and immediate vacant possession.

Viewing: By appointment with the office please.





























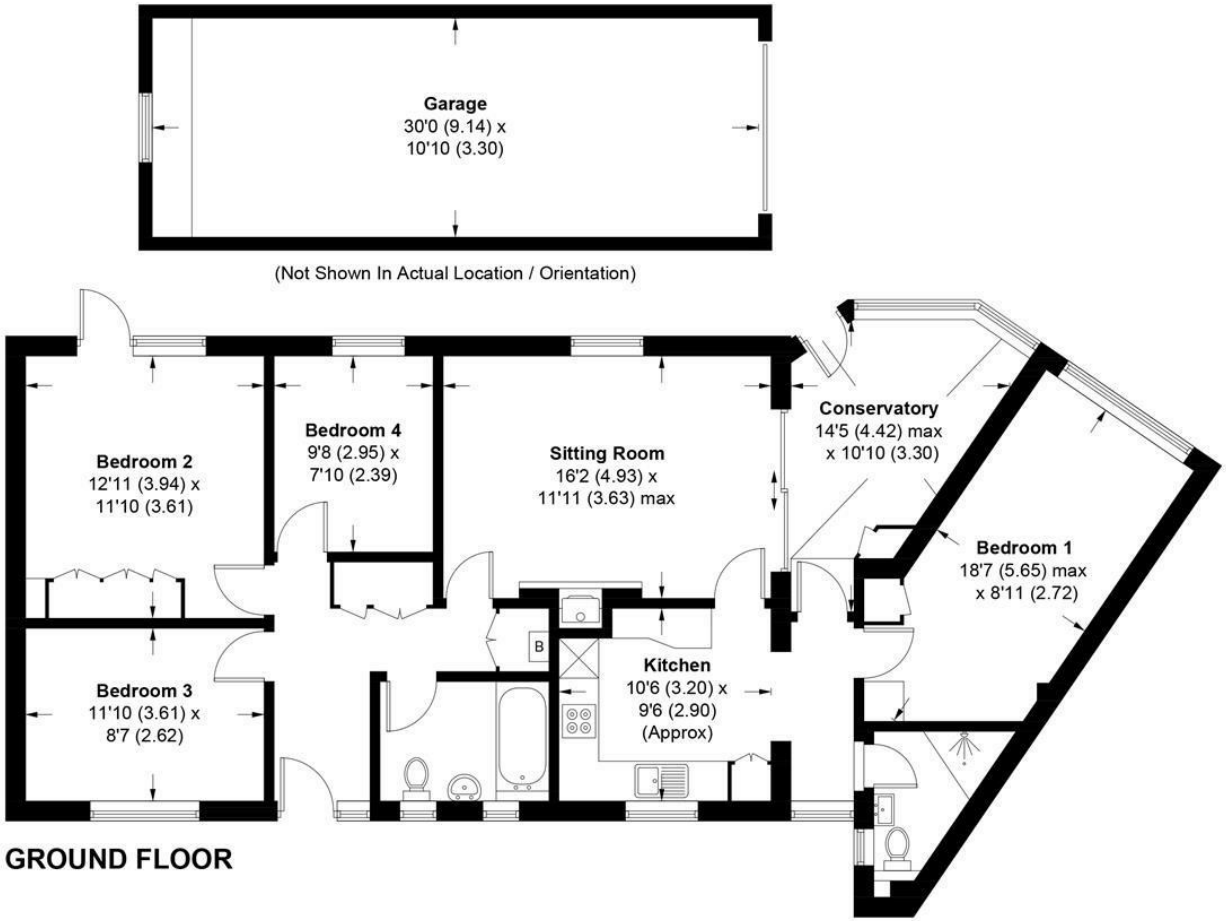

East Wittering
CAMBRIDGE AVENUE
ETON DR
B2179
RUSSELL ROAD
HARROW DRIVE
NEWARREN CL
CAKEHAM RD
NORTHERN CRESCENT
PO
HORNDO AVENUE
SOUTHCOTE AVENUE
OLIVER ROAD
DIMORE
DRIVE WEST
DWERS WAY
THE CRESCENT
Library
Fire Station
MARINE DRIVE
MARINE CLOSE
GROVE ROAD
SEAGRESSE WALK
Promap


ELLA CLOSE
The Old Dairy
Promap


Nunnington Fm
Holmes Fm
Hale Fm
West Wittering
PH
PC
Stubcroft Fm
B 2179
Cakeham Manor Ho
King Charles III England Coast Path
East Wittering
96
Promap

8, Ella Close, PO20 8EZ

APPROXIMATE GROSS INTERNAL AREA = 1190 SQ FT / 110.6 SQ M
GARAGE = 325 SQ FT / 30.2 SQ M
TOTAL = 1515 SQ FT / 140.8 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. (ID1293504)

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