



Price Guide £369,950

7 Mill Gardens, East Wittering, Nr Chichester, West Sussex PO20 8PR





2



3



1



C



C

A three bedroom house very conveniently situated within only 250m of the village centre which offers an excellent variety of individual shops, a couple of supermarkets, green grocers and butchers and also an excellent health centre and dentist. There is a regular bus service to Chichester which offers more comprehensive shopping, the famous Festival Theatre and Pallant Gallery and mainline railway station (Gatwick 54 mins)

The property is being sold with no onward chain and is offered with both gas central heating and Upvc framed double glazing.

Entrance Porch: (N)

Entrance Hall: Parquet flooring. Stairs to the first floor.

Cloakroom: W.C and wash hand basin.

Kitchen: (N) Range of wall and base cupboard units with inset one and half bowl sink unit. Plumbing for washing machine. Space for cooker and fridge/freezer. 'Vailant' wall mounted gas fired boiler for central heating and domestic hot water.

Sitting/Dining Room: Parquet flooring. Open fire in stone surround and hearth. Useful storage cupboard under the stairs. Door into the conservatory.

Conservatory: (S, E and W) Double glazed UPVC

construction with double doors leading out to the south facing rear garden.

First Floor.

Landing: Access to loft are with pull down ladder. Laminate flooring.

Bedroom One: (S) Double built in wardrobe. Laminate flooring.

Bedroom Two: (N) Double built in wardrobe. Laminate flooring.

Bedroom Three: (S) Built in wardrobe. Laminate flooring.

Shower Room: Formerly with a bath. Full width shower cubicle Mira Sprint electric shower. W.C. and wash hand basin. Glass shower screen.

Outside.

Mainly paved for easy maintenance, the south facing rear garden is enclosed with wooden ship lap fencing and there is a pedestrian gate leading to the garage compound to the rear .

Garage: with up and over door.

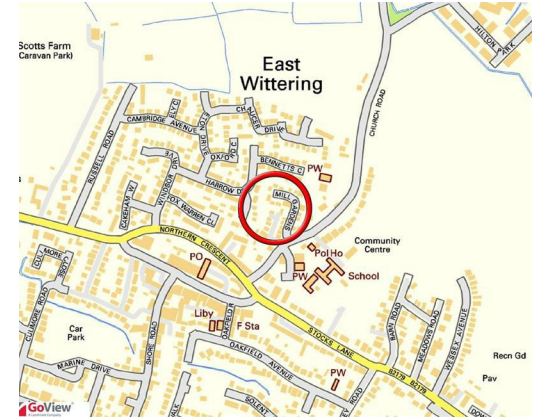
Viewing: By appointment with the office please 01243 672217.











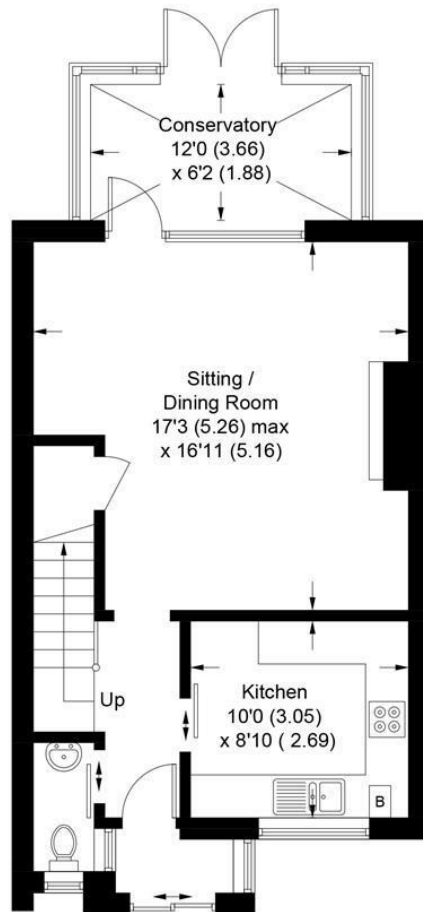
Crown copyright 2015. All Rights Reserved. Licence Number 100022432.

# 7, Mill Gardens, PO20 8PR

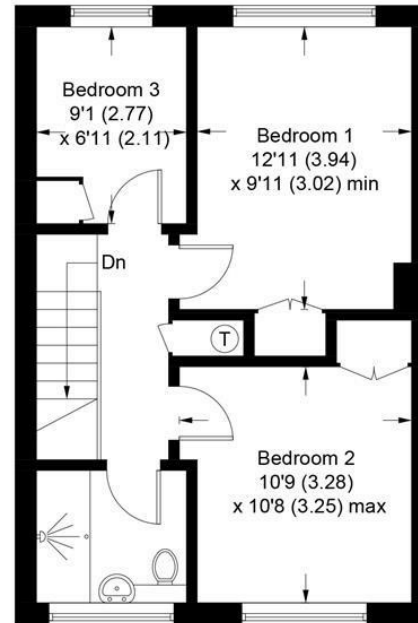
APPROXIMATE GROSS INTERNAL AREA = 1029 SQ FT / 95.6 SQ M

GARAGE = 134 SQ FT / 12.5 SQ M

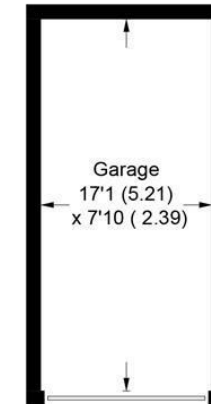
TOTAL = 1163 SQ FT / 108.1 SQ M



**GROUND FLOOR**



**FIRST FLOOR**



(Not Shown In Actual  
Location / Orientation)

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. (ID1218890)  
**Produced for Baileys Estate Agents**

Working in co-operation with the owners we have tried to be accurate and informative in the presentation of our property details. Baileys would advise that no representations or warranties are made or given in respect of the condition of any items mentioned in the Sales Particulars. If however, you are not sure about a particular point please contact us to verify the information. This is especially important if viewing the property involves travelling some distance.