



Price Guide £725,000

2 Southcote Avenue, West Wittering, Chichester, PO20 8EY





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Situated on a desired road just a short walk from the beach this spacious Chalet-style bungalow occupies a beautiful south-facing plot with beautifully mature and established gardens including a large decking area with hot-tub and a modern garden room or summerhouse, flower beds with hedge and tree borders.

Offering a light and comfortable interior combined with the spacious layout and modern kitchen this property would make a wonderful, relaxed holiday home or beachside residence. The property is located in the desired 'West Wittering Parish' but has the convenience of East Wittering's thriving village life just a few minutes' walk away and superb access to the local beaches.

The property has great access to the wider peninsular with direct bus routes into the Historic Cathedral City of Chichester.

Entrance Hall: Three coat cupboards.

Family Bathroom: Underfloor heating, inset bath with handheld shower, vanity unit with mirror, electric chrome heated towel rail, WC.

Utility/Shower Room: Walk-in shower cubicle, electric chrome heated towel rail, sink and draining board, washing machine and tumble dryer, two open-faced cupboards with hanging rails.

Bedroom 1: Venetian window blind, radiator.

Bedroom 4: radiator, understairs cupboard.

Living Room: Sliding door to the garden room, woodburner, hidden staircase, sliding door to the conservatory.

Lean-to Conservatory: Laminate flooring, door to rear garden, radiator, French doors into the rear of garage/storage.

Kitchen: 4-ring Has hob, overhead extractor fan, tile splashback, AEG electric oven with warming drawer, integrated microwave, integrated dishwasher, wooden French doors into garden Room.

Garden Room: A Triple-aspect room, tiled flooring, two sets of wooden French Doors to the garden patio.

Landing: Velux window

Shower Room: Walk-in shower cubicle, electric heated towel rail, wash basin, washing machine, WC

Bedroom 2: Two-Velux windows, built in wardrobe with hanging rail, two eaves storage spaces.

Bedroom 3: Velux window, wardrobe cupboard, radiator, eaves storage.

Rear Garden: Mature and established gardens comprising natural lawn, wild flower bed, hedge and tree borders, suntrap patio and decking with hot-tub, Modern summerhouse.

Front Gardens: Driveway parking for 1 large or 2 smaller vehicles, paved pathway to the side entrance front door, flower and plant beds.

Garage/Storage: Double opening doors.









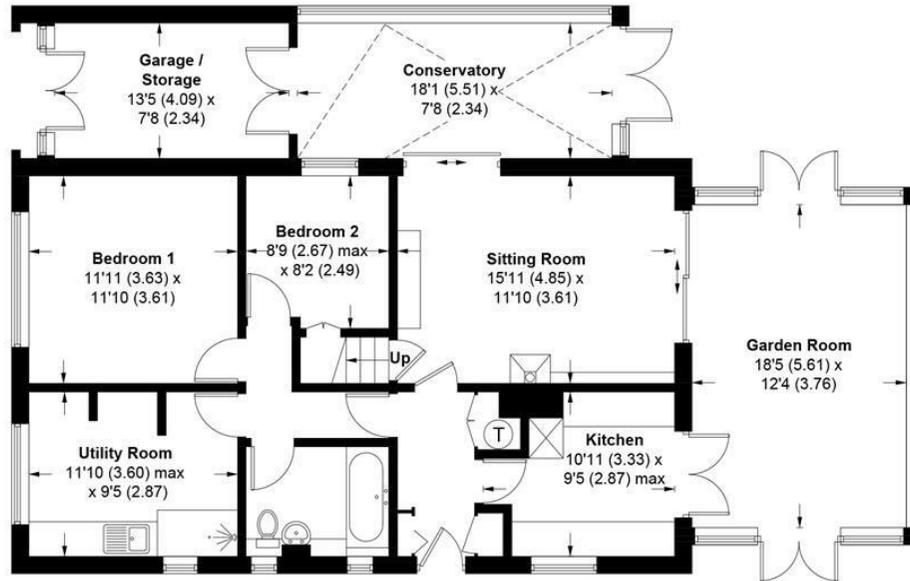


## 2, Southcote Avenue, PO20 8EY

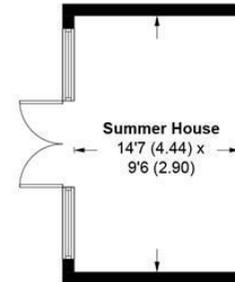
APPROXIMATE GROSS INTERNAL AREA = 1761 SQ FT / 163.6 SQ M  
SUMMER HOUSE = 139 SQ FT / 12.9 SQ M  
TOTAL = 1900 SQ FT / 176.5 SQ M  
(INCLUDING GARAGE & EXCLUDING EAVES)



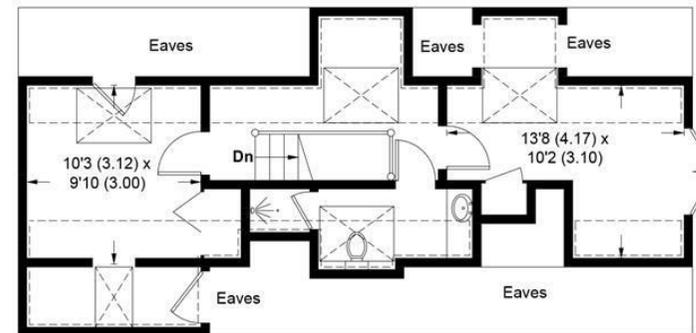
 = Reduced headroom below 1.5m / 5'0



GROUND FLOOR



(Not Shown In Actual Location / Orientation)



FIRST 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. (ID1280443)

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