



Price Guide £365,000

7 Oxford Close, West Wittering, West Wittering, PO20 8EW







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A modern, well-appointed bungalow being sold with no forward chain and immediate vacant possession. Situated on the desired 'Sea Estate' this property offers a well thought out layout in turn-key condition and would make a wonderful home for someone looking to downsize.

The property features hard flooring throughout, an entrance porch and hall, two double bedrooms one with a built in wardrobe, a modern fully tiled shower room, a modern kitchen with composite worktops and modern units and a cosy lounge.

Outside the property greatly benefits from a low-maintenance, south-facing garden with a covered, decked veranda and access into the garage. The property is also a short walk to the local amenities in East Wittering village which also has regular bus connections to the City of Chichester via the 52 and 53 bus routes.

Entrance Porch: meter cupboard.

Entrance Hall: Electric heater, hard flooring, loft access, coat cupboard.

Bedroom 1: Bay window, built in sliding wardrobe, electric room heater.

Bedroom 2: Electric room heater.

Shower Room: Fully tiled shower room, walk-in shower,

wash basin, WC, chrome heated towel rail.

Lounge: Hidden tv cupboard, hard flooring, electric room heater.

Kitchen: Tiled flooring, gloss effect kitchen units and composite worktops, integrated fridge/freezer, AEG electric oven, integrated dishwasher, integrated washing machine, electric hob with extractor fan, stainless steel sink, door into rear garden.

Rear Garden: South facing covered, decked veranda. Astro turf lawn with paved path to garage. Treated timber plant box borders.



















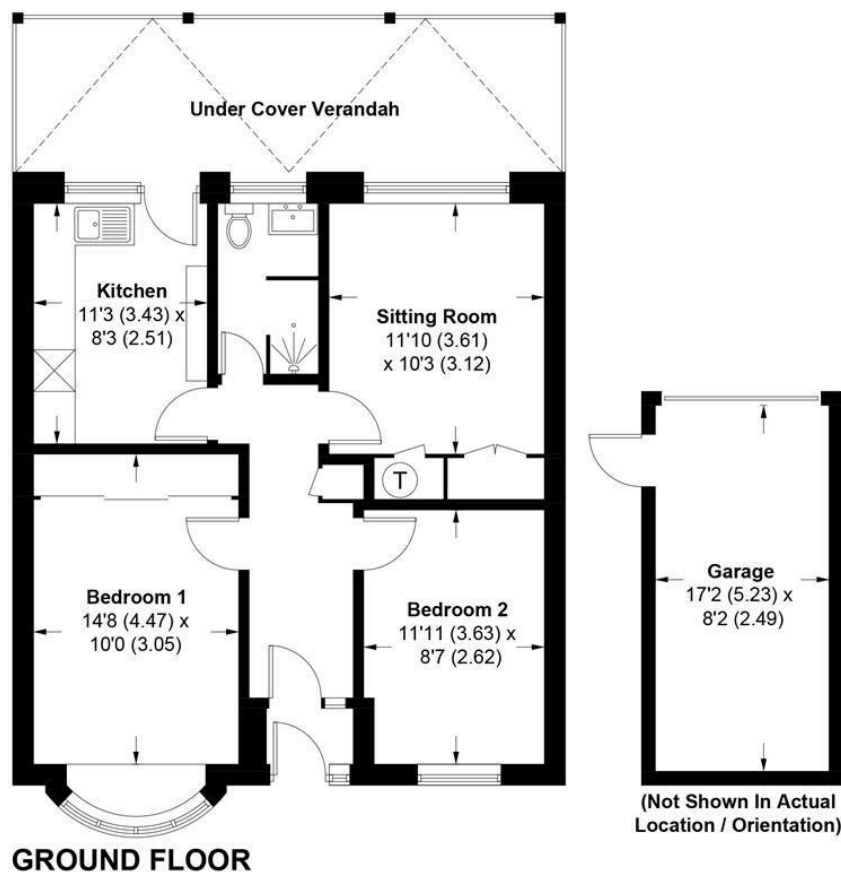


## 7, Oxford Close, PO20 8EW

APPROXIMATE GROSS INTERNAL AREA = 652 SQ FT / 60.6 SQ M

GARAGE = 140 SQ FT / 13.0 SQ M

TOTAL = 792 SQ FT / 73.6 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. (ID1256943)

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