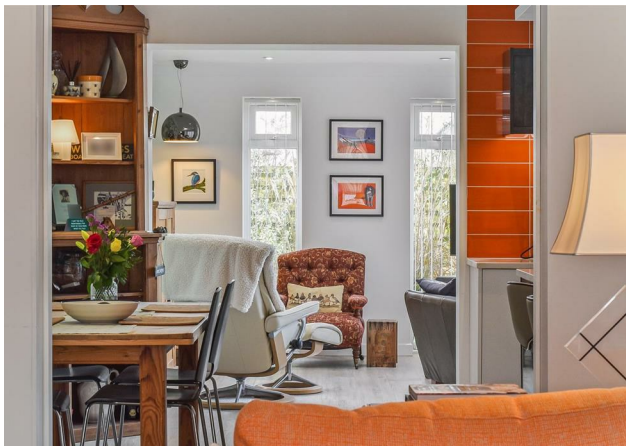




Asking Price £575,000

38 Kimbridge Road, East Wittering, PO20 8RB





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Situated just 250 yards away from the shoreline, 38 Kimbridge Road is an excellent, stylish family home which provides a spacious and relaxed open-plan living space comprising a modern kitchen/diner with integrated appliances and a rear single storey extension forming the garden room with bi-fold doors. On the first floor the accommodation presents as two double bedrooms with built in wardrobes, one single bedroom and two high specification, modern bathrooms.

Outside the property benefits from a West-facing rear garden with low maintenance lawn, composite decking, an outside shower cubicle, some raised planting boxes, a large greenhouse and a generous garden studio/office equipped with electricity, heating and internet. To the front of the property there is a paved driveway with room to park 2 vehicles and an attached single garage.

The nearby shoreline is located just a mere moments' walk down the road and through the nearby Twitten.

Viewing highly recommended!

**Entrance Hall:** Cloakroom with WC and basin, under stairs cupboard and Panel radiator.

**Sitting Room:** Media wall, Bay window, panel radiator, hidden sliding door separating the kitchen.

**Kitchen/Diner:** kitchen centred around an island breakfast bar, AEG induction hob, integrated extractor fan, double AEG electric ovens, integrated fridge freezer, integrated dishwasher, ceramic butler sink, panel radiator, side door into rear garden.

**Garden Room:** Bi-folding door to rear garden decking, roof light, panel radiator.

**First Floor Landing:** Loft hatch.

**Principal Bedroom:** Built in wardrobe, two hardwired reading lamps, radiator.

**Ensuite Shower Room:** Shower cubicle with rainfall and handheld shower, WC, chrome heated towel rail, wash basin.

**Family Bathroom:** Walk-in shower cubicle with rainfall and handheld shower, inset bath, WC, wash basin, LED mirror, chrome heated towel rail.

**Bedroom 2:** Built in double wardrobe, radiator.

**Bedroom 3:** Radiator, LED spotlights.

**Rear Garden (W):** Composite decking, outside shower cubicle, door into garage, artificial lawn, raised planting boxes, large Greenhouse.

**Garden Studio:** Insulated with heating, power, lighting and Wifi.

**Front Garden:** Paved driveway parking for 2 cars. Single garage.









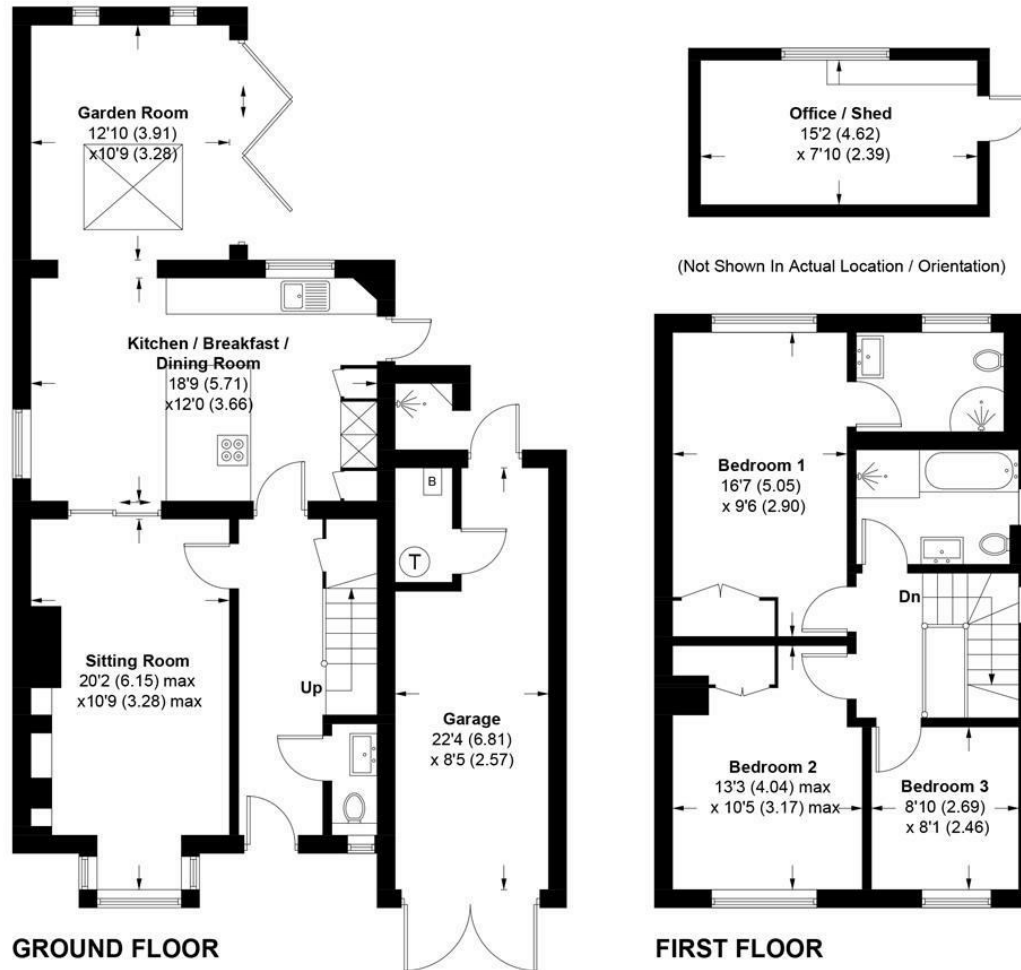


# 38, Kimbridge Road, PO20 8RB

APPROXIMATE GROSS INTERNAL AREA = 1315 SQ FT / 122.2 SQ M

GARAGE / OFFICE / SHED = 316 SQ FT / 29.4 SQ M

TOTAL = 1631 SQ FT / 151.6 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. (ID1267012)

Produced for Baileys Estate Agents

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