



Price Guide £365,000
14 Ely Close, West Wittering, Nr Chichester, West Sussex PO20 8NF





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Situated on the popular 'Sea Estate' just to the north of East Wittering village and therefore very handy placed for all of the local conveniences which include an excellent health centre, an interesting variety of shops, butchers, grocers bakers and two supermarkets. There is a regular bus service to Chichester which offers part from the comprehensive shopping has a main line station to London, The Cathedral, the Pallant Art gallery and Festival Theatre.

The property is situated within about 500m of the beach and is available with no onward chain and immediate vacant possession.

The property has both gas fired central heating and Upvc framed double glazing.

Entrance Hall: Built in cupboard.

Kitchen: (NW) A range of wall and floor cupboard units with Inset single drainer sink unit, gas hob, electric oven, plumbing for washing machine and space for fridge. Wall mounted gas fired boiler.

Living Room: Bay window. (SE)

Full width Sun Room: (SE) Part brick built with upvc framed windows and vaulted poly roof. Double doors leading out to the rear garden.

Bedroom One: (NW) Double built in wardrobe cupboard. Double doors into Conservatory.

Bedroom Two: (NW) Built in wardrobe cupboard.

Bathroom: (SE) Panelled bath with shower mixer tap, pedestal wash basin and W.C. Fully tiled walls. Shaver point.

Outside:

The rear garden faces south east and is laid to lawn with established borders.

Garage: This is situated in a small block of garages at the end of the close.

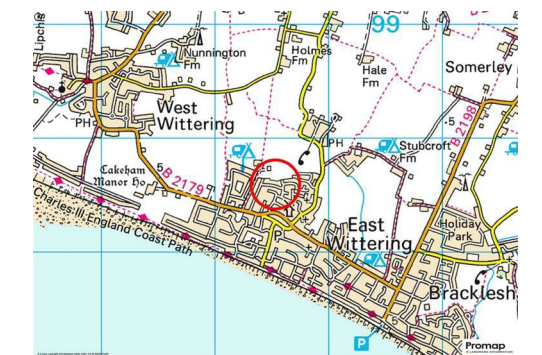
Viewing: By appointment with the office please 01243 672217.









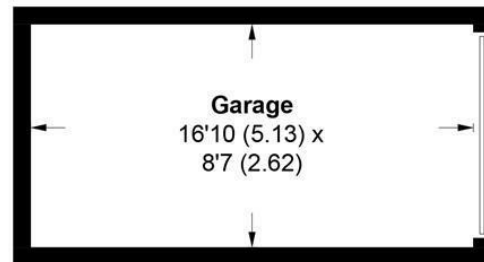


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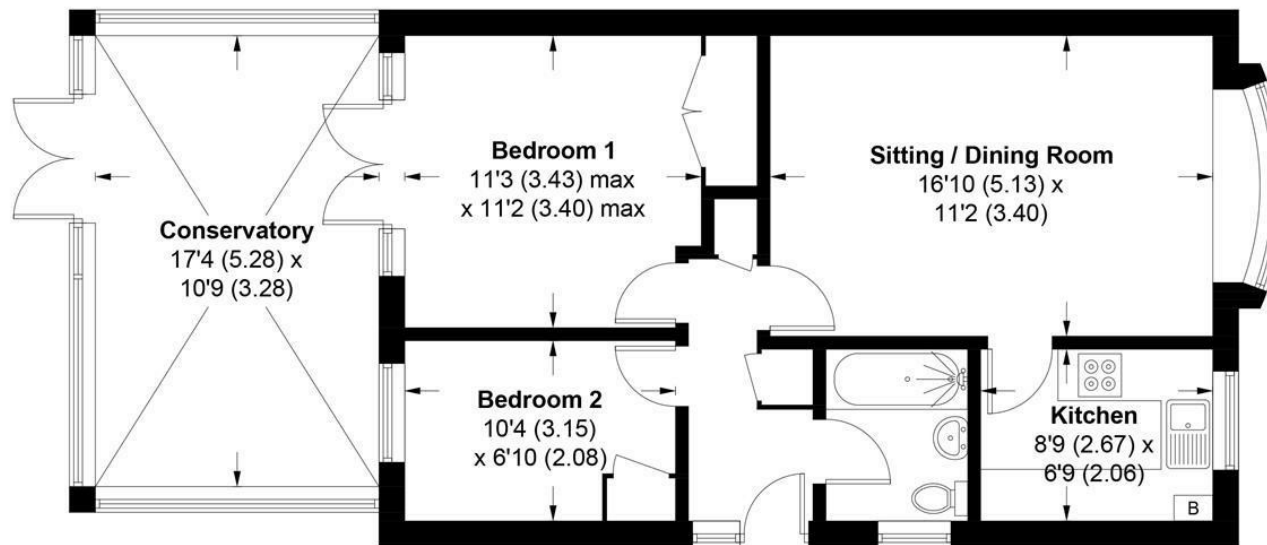
APPROXIMATE GROSS INTERNAL AREA = 790 SQ FT / 73.4 SQ M

GARAGE = 144 SQ FT / 13.4 SQ M

TOTAL = 934 SQ FT / 86.8 SQ M



(Not Shown In Actual
Location / Orientation)



GROUND 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. (ID1231190)

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