

Price Guide £595,000

3 Culimore Close, West Wittering, West Sussex PO20 8HD

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An attractive bungalow with fanatic kerb appeal set in lawned front and rear gardens and comprising a welcoming entrance hall, a spacious living room, a large conservatory, kitchen/breakfast room, a family shower room and three generous bedrooms.

The property is in a fantastic location with an easy 5-minute walk to the local village amenities including butchers, greengrocers, fishmongers, cafes, supermarkets, pharmacies, doctors and dental practice and less than 350 metres from the shoreline.

The property is connected to all mains services and is available with no forward chain.

Entrance Hall: Double coat/ boiler cupboard, built in dresser, loft access.

Living Room: Bay window, electric fire, French doors to conservatory, radiator.

Conservatory: Dining area, cloakroom, utility cupboard, French doors to rear garden.

Kitchen/Breakfast Room: 5-ring gas hob, wall integrated double electric oven, stainless steel double sink, breakfast bar.

Shower Room: Tiled floors and walls, Walk-in shower cubicle, chrome heated towel rail, wash basin, WC.

Bedroom 3: Double aspect room, Bay window, radiator.

Bedroom 2: Radiator.

Bedroom1: Large south facing window, radiator.

Outside: Lawned and Patio rear gardens with plant borders, door into single garage. Lawned and fenced front garden with paved driveway for one vehicle.

Immediately available with vacant possession and no forward chain and viewing is highly recommended.























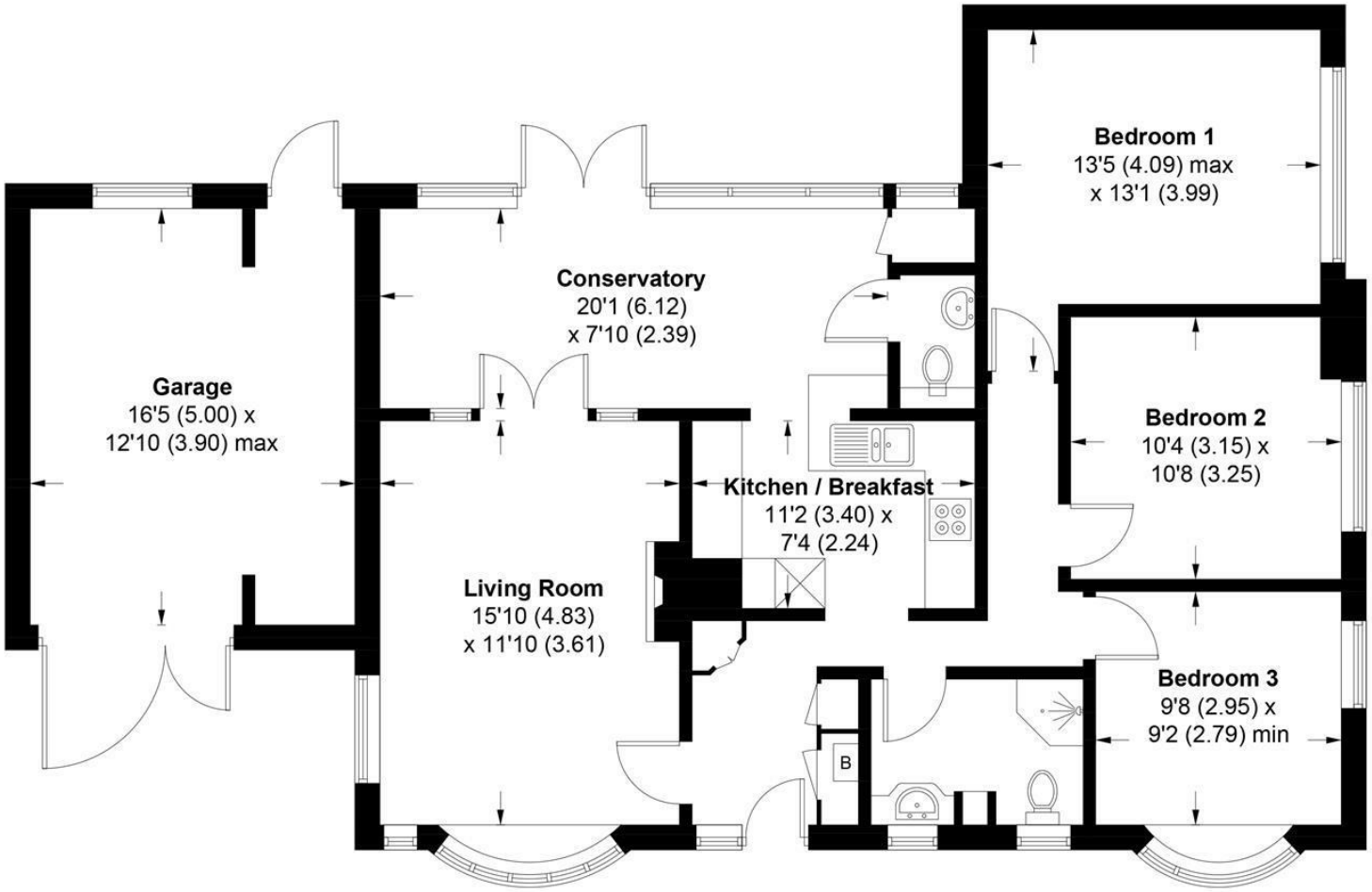



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3, Culimore Close, PO20 8HD

APPROXIMATE GROSS INTERNAL AREA = 1011 SQ FT / 93.9 SQ M
GARAGE = 215 SQ FT / 20.0 SQ M
TOTAL = 1226 SQ FT / 113.9 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. (ID1256497)

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.

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The Property Ombudsman

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