



# 26 Stocks Lane

## East Wittering

West Sussex, PO20 8NJ

Guide Price **£295,000**

A FREEHOLD plot for sale with full PLANNING PERMISSION for the construction of a 4 bedroom DETACHED HOUSE of 124 sqm.

Water, gas, electricity and mains drainage is available but not currently connected on site. Site visits are strictly by appointment only.

### LOCATION

East Wittering Village Centre is within a short stroll to the west and offers a comprehensive range of amenities including a primary school, doctors, chemist, dentist and a wide selection of quality independent shops. A further two miles to the west is the beautiful Blue Flag beach of West Wittering which boasts wonderful views of the South Downs and is popular with water sports enthusiasts all year round. East Wittering Beach is to the south and has the benefit of being a straight and even walk of approximately 400 metres. Additional shopping facilities are available in nearby Chichester some 8 miles away where the city centre offers a range of shops, cafes and restaurants and the skyline is dominated by the 12th century cathedral. For those that do not drive, there is a bus service at regular intervals from the area. Furthermore, the surrounding areas offer a wealth of attractions including Fontwell Race Course, Portsmouth Historic Dockyard and Goodwood which has a full horse racing calendar and also plays host to the annual Festival of Speed and the Revival Meeting at its historic motor circuit.

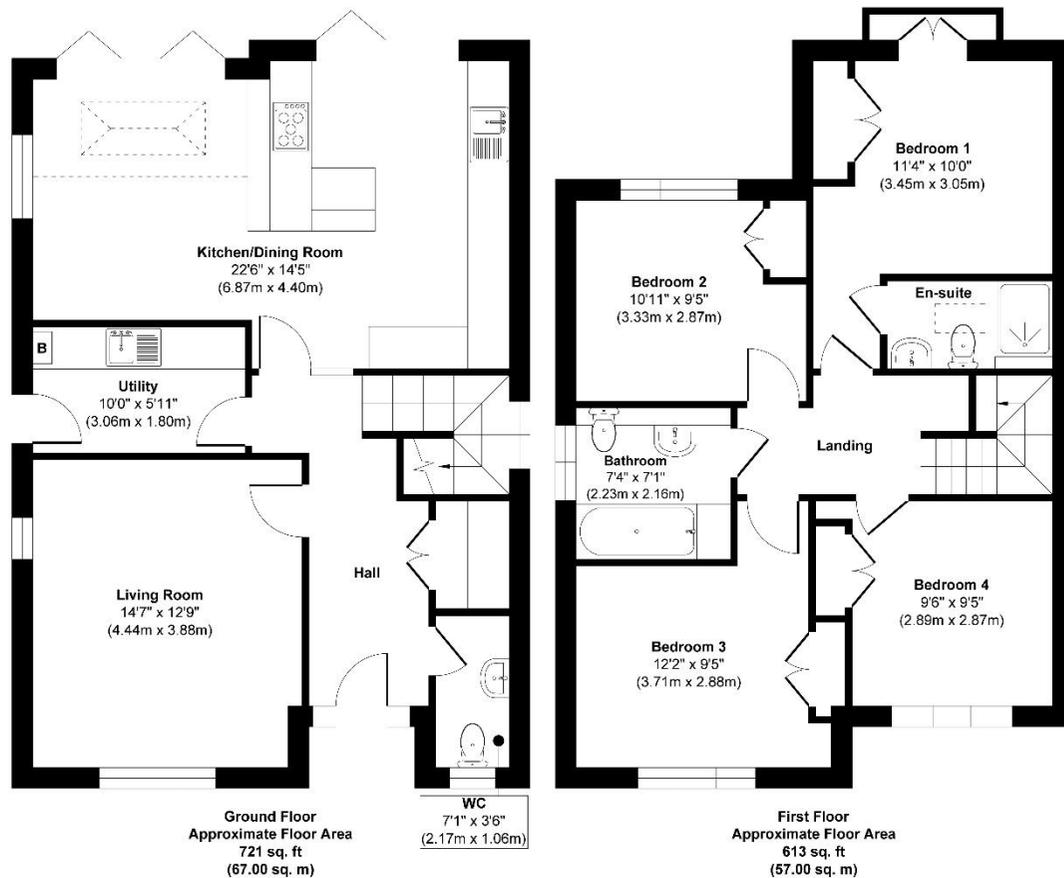


**Tenure**

Freehold

**Council Tax**

Unknown



**Approx. Gross Internal Floor Area 1334 sq. ft / 124.00 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property



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