



Ferndown,
Briar Avenue,
West Wittering,
PO20 8PX

Guide Price £548,000

Introducing this 3-bedroom detached chalet style house, nicely positioned on a substantial plot of approximately 185ft x 40ft, conveniently located within a mile of East Wittering village centre.

Upon entry, you'll find a cosy front sitting room boasting a charming log burner, accompanied by the third bedroom and a downstairs bathroom with provision for white goods. The rear of the property expands into a spacious kitchen dining room, offering ample space for culinary adventures and casual dining, with direct access to the garden patio and side driveway. Upstairs, two bedrooms await along with a family shower room providing comfortable accommodation for the family.

Outside, the rear garden is predominantly laid to lawn, complemented by various out buildings including a powered shed and detached garage, catering to storage needs. Ample off-road parking is available to the front, accommodating multiple vehicles.

This property presents a practical and comfortable living space in a sought-after location, ideal for those seeking convenience, and future proof living. We also believe that this property holds significant potential to extend/enlarge if desired, subject to obtaining the necessary consents. One notable feature of this lovely home is the income generative solar panels offering the incoming buyer cost savings on energy consumption. Further guidance is available upon request.



LOCATION

East Wittering village centre is within a short stroll and offers a comprehensive range of amenities including a primary school, doctors surgery, chemist, dentist and a wide selection of quality independent shops and mini supermarkets. West Wittering beach is approximately two miles to the west as is popular for its 'Blue Flag' sandy beaches and the famous National Trust Reserve of East Head, there is access to beautiful walks over the sand dunes and stunning views across The Solent to the Nab Tower and Isle of Wight.

Tenure

Freehold

Council Tax

Band D

Entrance Hall

Sitting Room 14'11" (4.55m) x 12'11" (3.94m)

Bedroom 3 (G/F) 13'4" (4.06m) x 11'0" (3.35m)

Ground Floor Bathroom

Kitchen Dining Room 25'7" (7.8m) x 12'10" (3.91m)

Bedroom 1 (F/F) 16'8" (5.08m) x 11'9" (3.58m)

Bedroom 2 (F/F) 13'6" (4.11m) x 10'4" (3.15m)

Bathroom (F/F)

Garage 17'10" (5.44m) x 9'8" (2.95m)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	70	75
EU Directive 2002/91/EC		



Produced for Astons of Sussex
Ferndown, Briar Avenue, PO20 8PX


Approximate Gross Internal Area = 145.3 sq m / 1564 sq ft

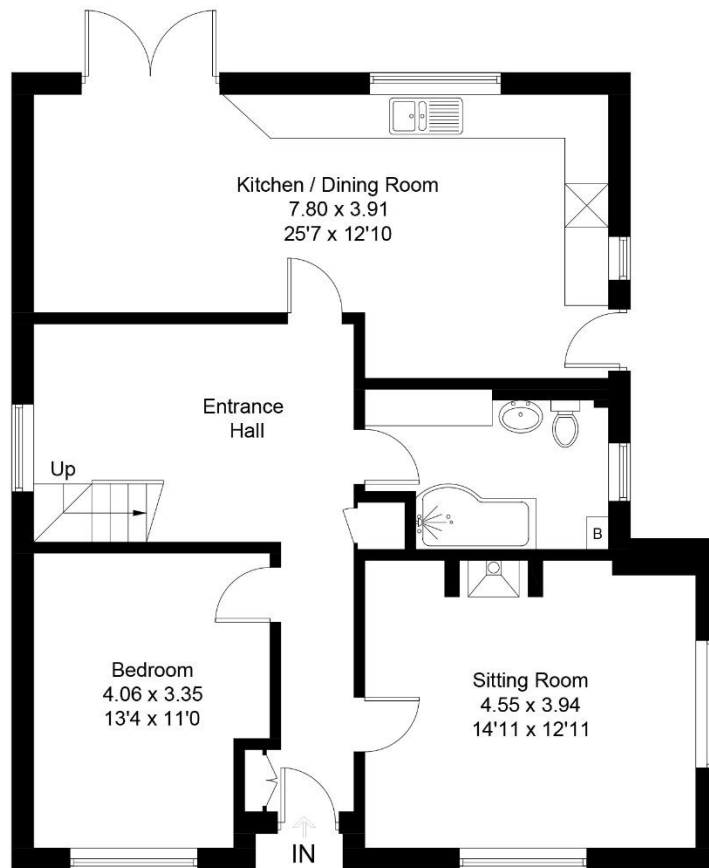
Garage = 16.1 sq m / 173 sq ft

Total = 161.4 sq m / 1737 sq ft

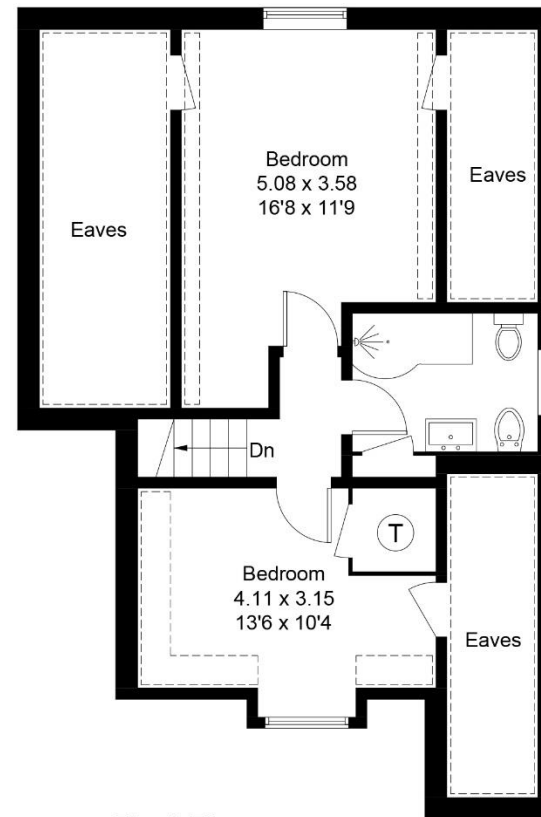
(Including Eaves)



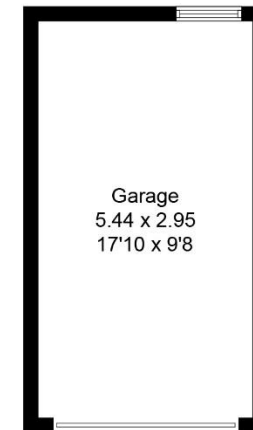
 = Reduced headroom below 1.5m / 5'0



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or miss-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.



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