



**140 Stocks Lane, East Wittering, PO20 8NT**

# 140 Stocks Lane, East Wittering PO20 8NT

## Guide Price £385,000

Set on the sought-after south side of Stocks Lane, this three-bedroom semi-detached house presents an exciting opportunity for buyers seeking a property they can modernise and tailor to their own requirements. In need of updating throughout, the house offers well-proportioned accommodation and significant potential for extension or reconfiguration, subject to the necessary consents.

The ground floor provides a traditional layout, with a separate sitting room positioned to the rear of the property and a dining room to the front. The sitting room enjoys a pleasant outlook over the garden and leads directly into a garden room, creating an additional reception space that enhances the overall flow and provides a natural link between the house and garden.

The kitchen is arranged in a galley style and would benefit from modernisation, with clear scope to open into the adjacent room to create a more contemporary kitchen/dining space, should a purchaser wish. A door from the kitchen leads through to a useful utility room, which in turn provides access to the garage and a ground floor shower room, offering flexibility for busy family life or potential multi-generational living.

On the first floor, there are three bedrooms, two of which are comfortable doubles, together with a three-piece family bathroom suite that is now in need of updating. The property is heated via gas central heating to radiators.

Externally, the property offers ample off-street parking to the front, complemented by a covered side car port, allowing space for approximately three to four vehicles in addition to the attached garage.



The garage itself presents clear potential for conversion into further living accommodation, subject to the necessary consents.

To the rear, the generous south-facing garden is a particular highlight. Predominantly laid to lawn and fully enclosed, it enjoys a high degree of privacy and sunlight throughout the day. A small patio area provides an ideal spot for outdoor dining, while a pond, fruit trees, established bushes and a former vegetable plot add character and interest. Several outbuildings offer useful storage and workshop space. Owing to its size and favourable orientation, the garden also lends itself well to further extension of the property, subject to the appropriate planning permissions.

Overall, this is a property with clear scope for improvement and enlargement, offering buyers the chance to create a long-term family home in a desirable residential position.

## 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.

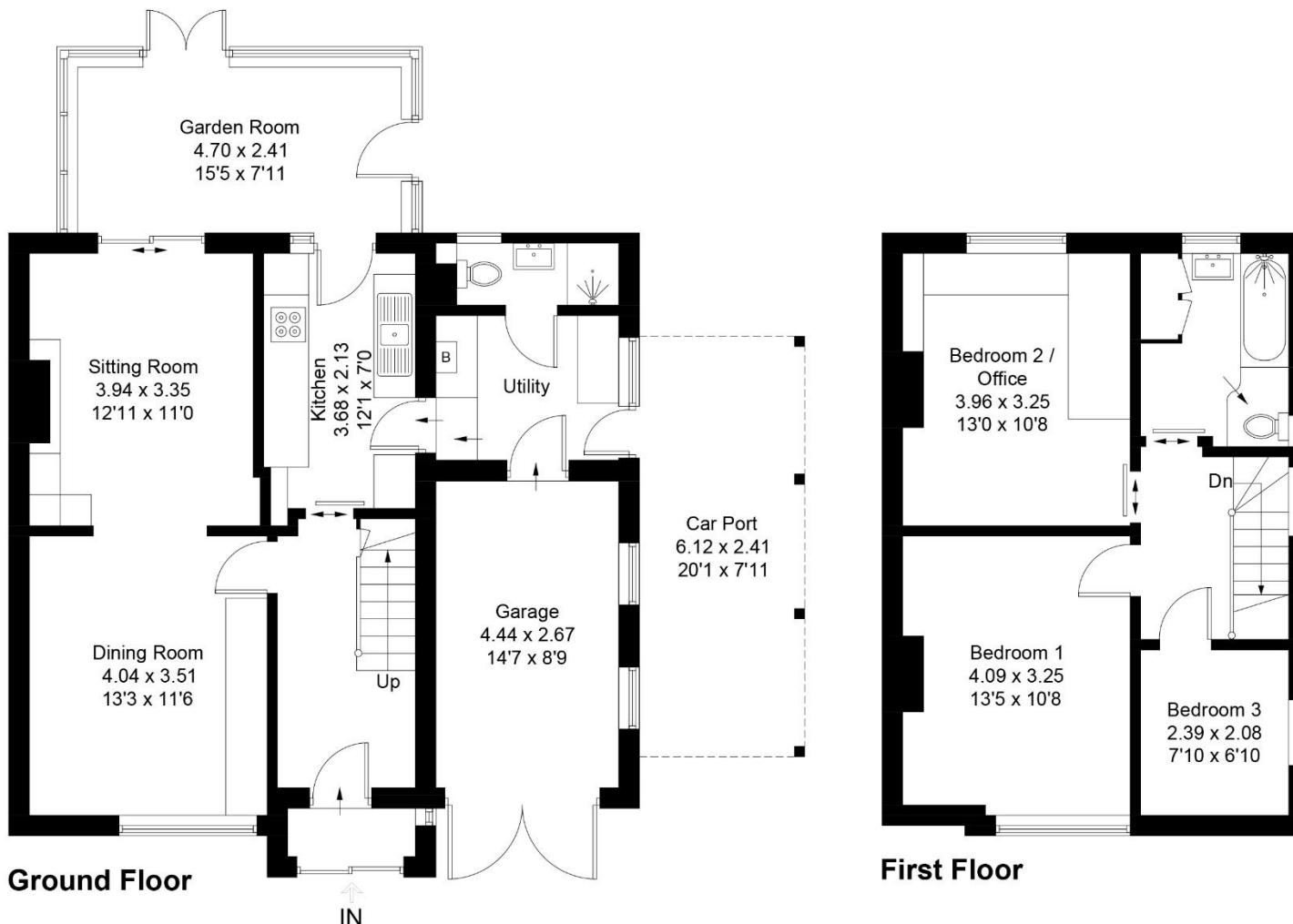
**Tenure Freehold | Council Tax Band C | EPC D**

Connected to mains water, gas, electricity & drainage. Gas heating to radiators.



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Approximate Gross Internal Area = 129.2 sq m / 1391 sq ft  
(Including Garage & Excluding Carport)



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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