





# 78 Stocks Lane, East Wittering West Sussex, PO20 8NR

Price £360,000

An EXTENDED three bedroom end terrace house located in East Wittering close to the VILLAGE & SHOPS. Ground floor FAMILY ROOM/BEDROOM, shower room & utility area. Offered for sale with NO CHAIN.

### LOCATION

The property is located within the coastal village of East Wittering and is a short stroll from the village amenities where you will find a range of quality independent shops, cafe`s, restaurants and mini supermarkets as well as more practical amenities such as a doctors surgery, dentist, pharmacy and infants/junior schools. The local beach is popular with water sports enthusiasts all year round as well as seasonal tourists also visiting the wonderful Blue Flag beach in West Wittering some 2 miles to the west.

Further shopping facilities are available within a 15 minute drive to Chichester 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. To the north of Chichester, Goodwood has its own private country club, golf course and full horse racing calendar. Goodwood also plays host to the annual Festival of Speed and the Revival Meeting at its historic motor circuit.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	70	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



**Tenure**

Freehold

**Council Tax**

Band D

**Entrance Porch/Utility Room****Entrance Hall**

**Kitchen** 8'9" (2.67m) x 8'7" (2.62m)

**Sitting Room** 14'11" (4.55m) x 14'10" (4.52m)

**Family Room/Reception** 19'3" (5.87m) x 9'10" (3m)

**Ground Floor Shower Room** 6'8" (2.03m) x 4'9" (1.45m)

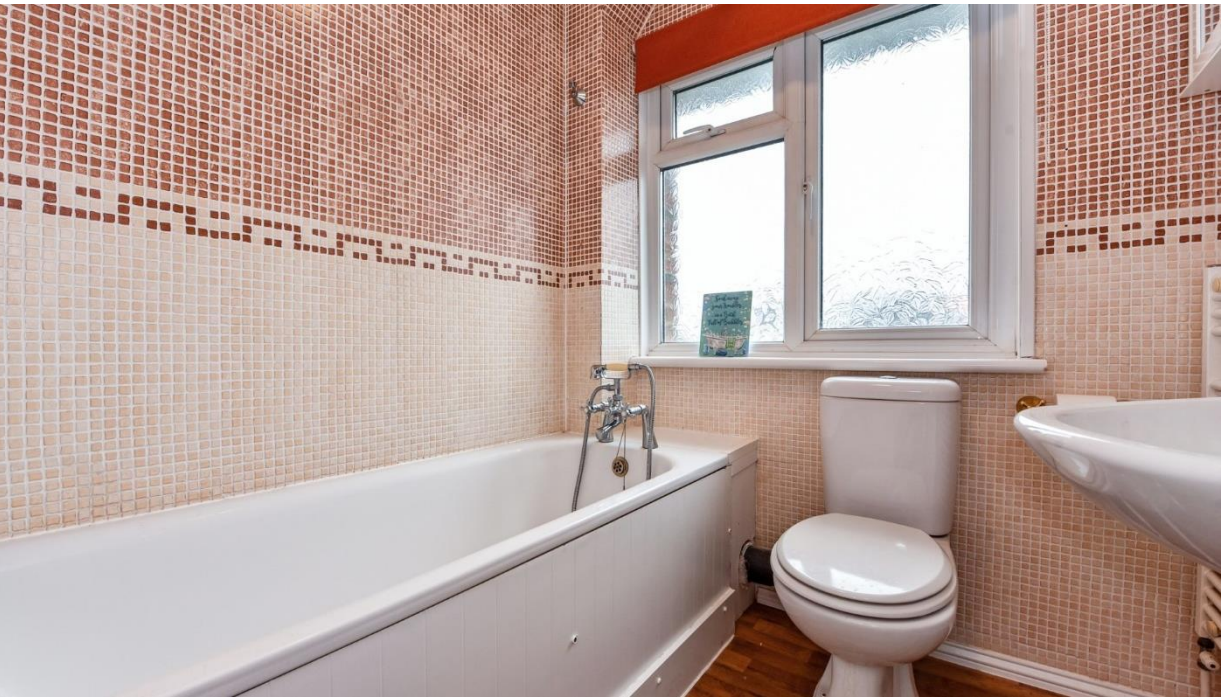
**Bedroom 1** 11'7" (3.53m) x 8'8" (2.64m)

**Bedroom 2** 10'3" (3.12m) x 8'7" (2.62m)

**Bedroom 3** 8'2" (2.49m) x 5'11" (1.8m)

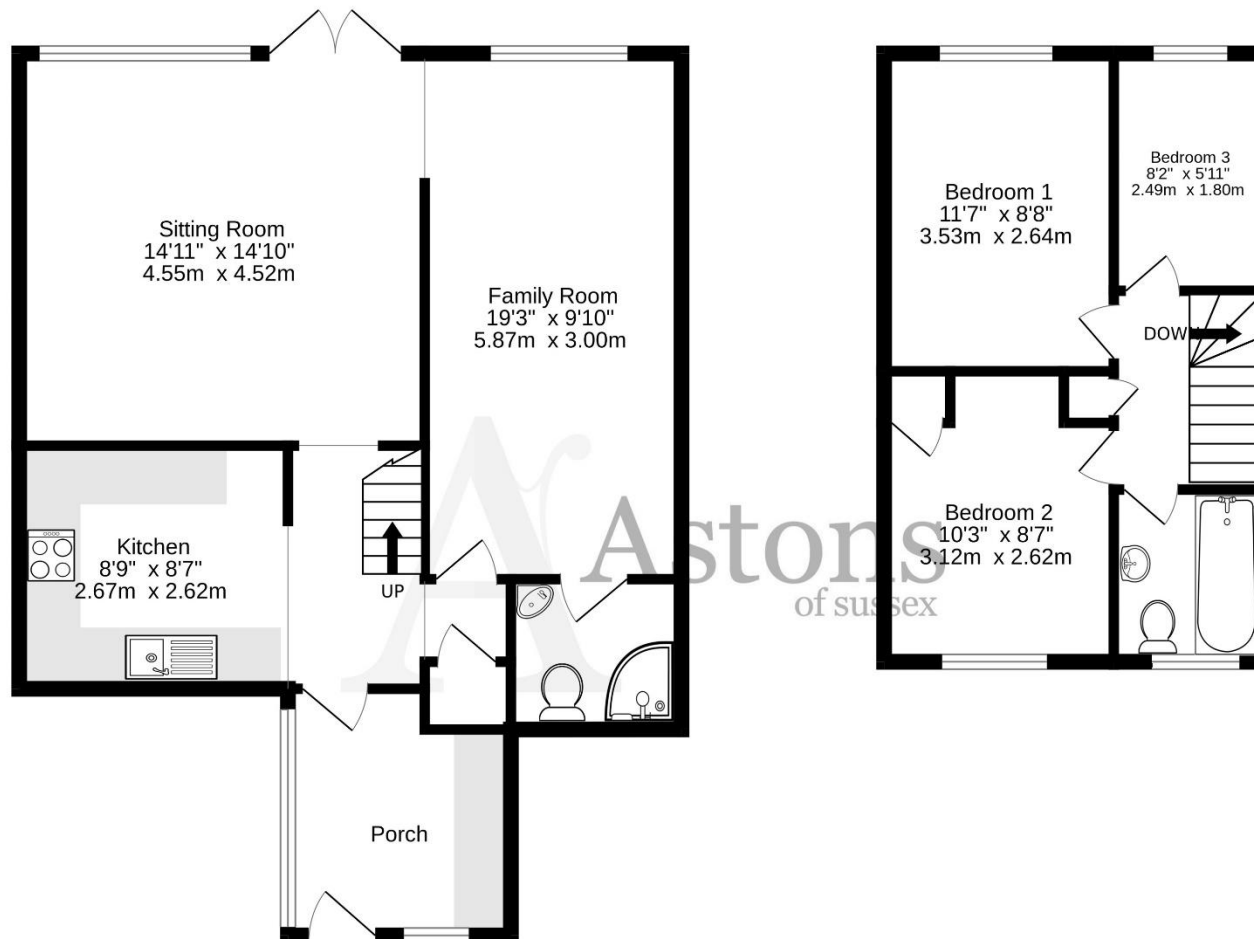
**Bathroom**







## Ground Floor



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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