



Astons
of Sussex
Residential Sales & Lettings



11 Kimbridge Park, East Wittering, PO20 8RE

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Guide Price £289,000

A two bedroom semi detached BUNGALOW located in a quiet CUL-DE-SAC not far from the beach and facilities in East Wittering. The accommodation briefly comprises; entrance porch, modern galley kitchen with separate sitting room, two bedrooms and a bathroom with shower over bath. The rear garden is accessed off of the principle bedroom and is fully enclosed with separate patio & lawn areas and offers a great deal of privacy from neighbouring properties, furthermore, off road parking is available to the front of the property. Ideal lock up and leave or down sizing move with the benefit of being offered with NO CHAIN.

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 250 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 B | **EPC** D

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

Tenure
Freehold

Council Tax
Band B

Entrance Hall

Kitchen 10'6" (3.2m) x 6'3" (1.91m)

Sitting Room 14'1" (4.29m) x 9'1" (2.77m)

Bedroom 1 9'2" (2.79m) x 7'7" (2.31m)

Bedroom 2 10'6" (3.2m) x 6'8" (2.03m)

Bathroom

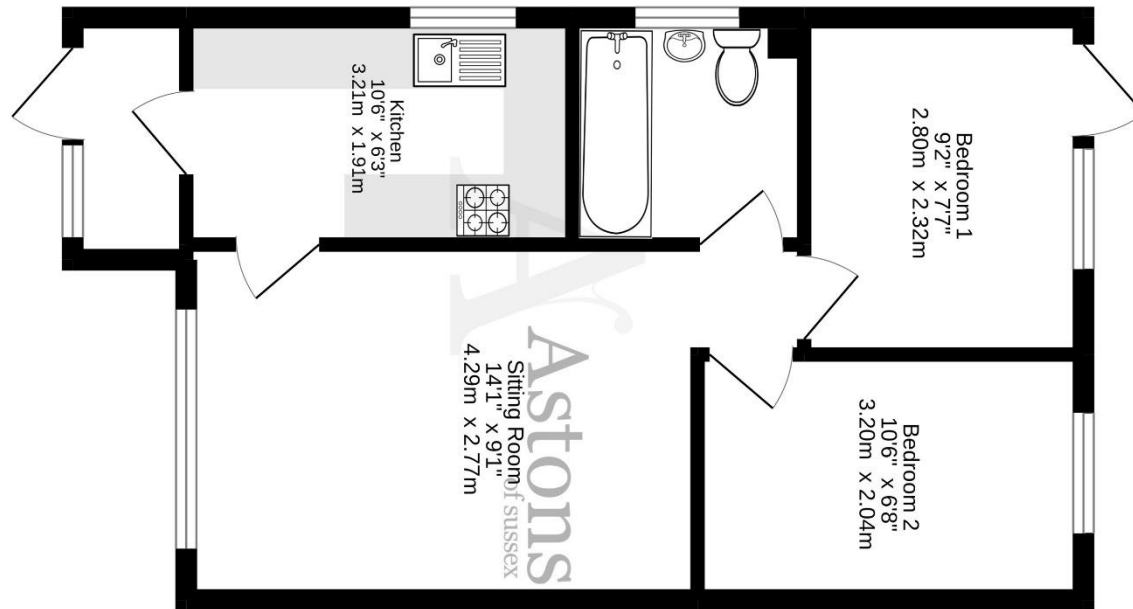
Agents Note
Please note that the images in this listing are from sales materials produced in 2022, however, the interior of the property remains the unchanged.

Services & Utilities
Mains gas, electricity, water & drainage. Please note that 1-12 Kimbridge Park share a water meter which is administered by Astons of Sussex.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		86
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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 inaccuracy. The floorplan is produced for guidance only and should not be relied upon for any prospective purchase. The services of Astons and Appleton are not to be used for any other purpose as to their operability or efficiency can be given.
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What3words
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