



Astons
of Sussex
Residential Sales & Lettings



18 Eton Drive, West Wittering, PO20 8HN

18 Eton Drive, West Wittering West Sussex, PO20 8HN

Guide Price £355,000

A detached 2 bedroom bungalow with SOUTH FACING garden, driveway & garage. In need of some updating, offering excellent potential to create a lovely home close to the beaches of West & East Wittering.

Situated within a peaceful and well-established residential area in the parish of West Wittering, this two bedroom detached bungalow offers an exciting opportunity for those seeking a home to make their own. In need of modernisation throughout, the property presents excellent potential to update and extend (subject to any necessary consents) to create a comfortable and contemporary home in a highly desirable coastal location.

The spacious sitting room is positioned at the rear of the property and enjoys a bright outlook, opening directly onto the conservatory, which overlooks the garden and provides an ideal spot to relax and enjoy the sunshine. The kitchen is conveniently located off the sitting room and fitted with an integrated electric oven, hob with extractor over, and integrated fridge freezer, with space for a washing machine. A door provides access to the side of the property.

There are two double bedrooms, each offering good proportions, together with a family bathroom. The property benefits from electric heating and double glazing.

Externally, the enclosed rear garden is mainly laid to lawn and enjoys a southerly aspect, perfect for outdoor entertaining or gardening enthusiasts. To the front, there is driveway parking for two to three vehicles, leading to a detached garage providing additional storage or workshop space. Side pedestrian access connects the front and rear gardens.



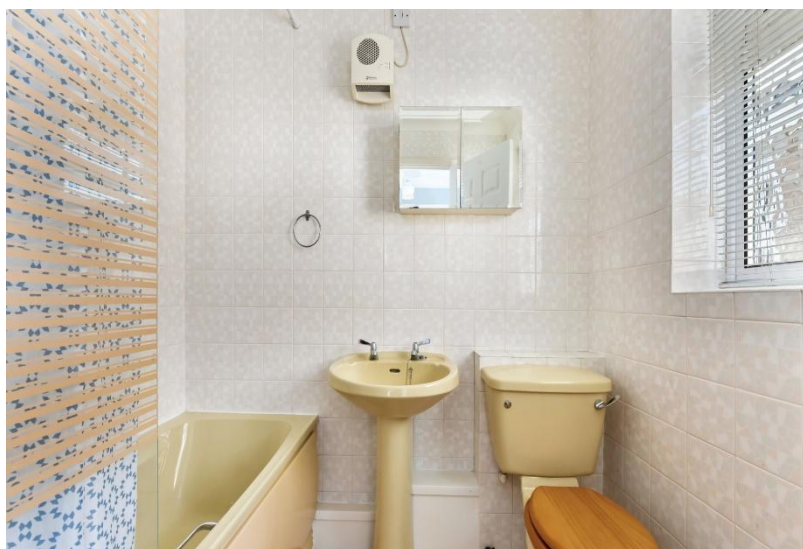
This bungalow offers a superb opportunity to create a home tailored to personal taste and style, within easy reach of local amenities, coastal walks, and the popular beaches of West Wittering and East Wittering village.

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 | **EPC** E

Connected to mains water, electricity & drainage. Electric heating.



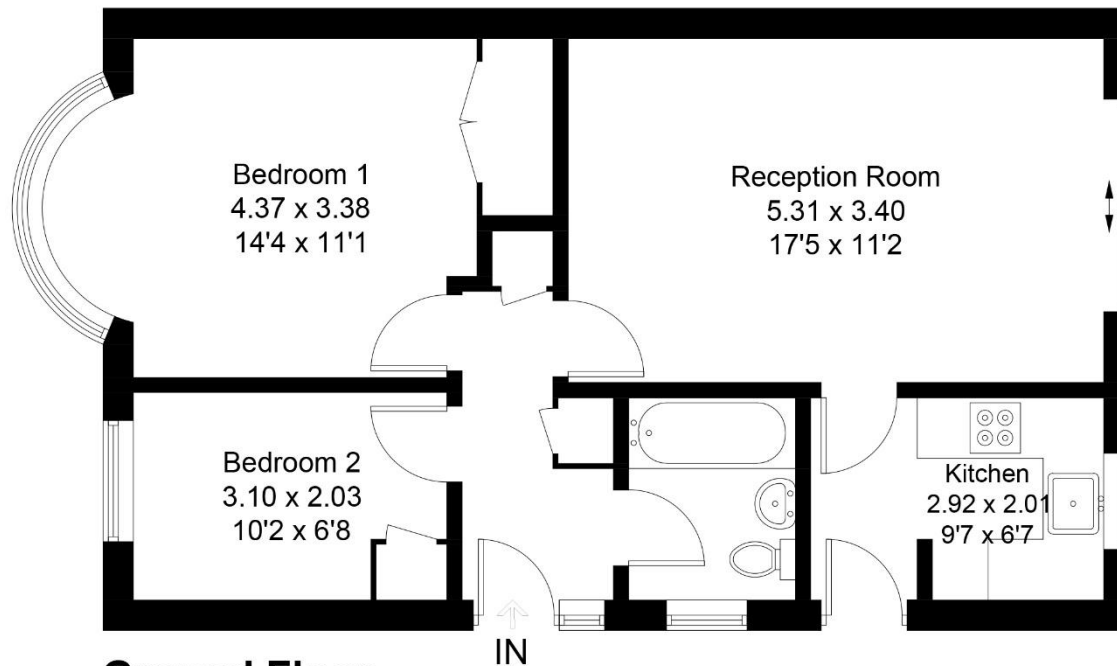
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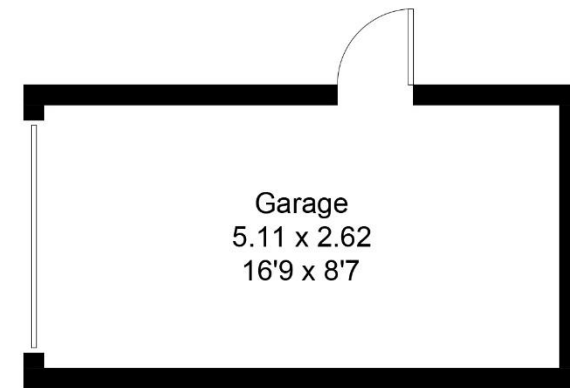
Approximate Gross Internal Area = 55.4 sq m / 596 sq ft

Garage = 13.3 sq m / 143 sq ft

Total = 68.7 sq m / 739 sq ft



Ground 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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