



Astons
of Sussex
Residential Sales & Lettings



28 Stocks Lane, East Wittering , Chichester, PO20 8NJ

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Guide Price £280,000

Situated in a well regarded residential area within walking distance of East Wittering village and the seafront, this three bedroom semi-detached house offers well proportioned accommodation and the opportunity to modernise throughout. The property is offered with no onward chain.

On the ground floor, the layout includes a dual aspect sitting room with double doors opening to the rear garden, a spacious kitchen with further access to the garden, and a modern ground floor shower room. Upstairs, there are three double bedrooms, each offering comfortable space for furniture and storage.

The property benefits from gas central heating with radiators, off road parking to the front, and a long, south-facing rear garden which enjoys plenty of natural light throughout the day.

Although the house would benefit from general updating, it presents a solid opportunity to improve and adapt the space to suit personal requirements. There is also potential for extension or internal reconfiguration (subject to the necessary consents), making it a suitable prospect for both homeowners and investors.



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 C | **EPC** D

Sitting Room 15'11" (4.85m) x 10'4" (3.15m)

Kitchen 15'6" (4.72m) x 8'5" (2.57m)

Bedroom 1 15'11" (4.85m) x 9'1" (2.77m)

Bedroom 2 9'9" (2.97m) x 7'5" (2.26m)

Bedroom 3 9'9" (2.97m) x 7'5" (2.26m)

Shed 1 8'11" (2.72m) x 6'0" (1.83m)

Shed 2 7'11" (2.41m) x 3'11" (1.19m)

Shed 3 7'0" (2.13m) x 4'11" (1.5m)

Agents Note

The property is connected to all mains services. Gas heating to radiators.

Due to the irregular boundaries, we recommend that all prospective purchasers obtain independent legal advice to verify their accuracy.



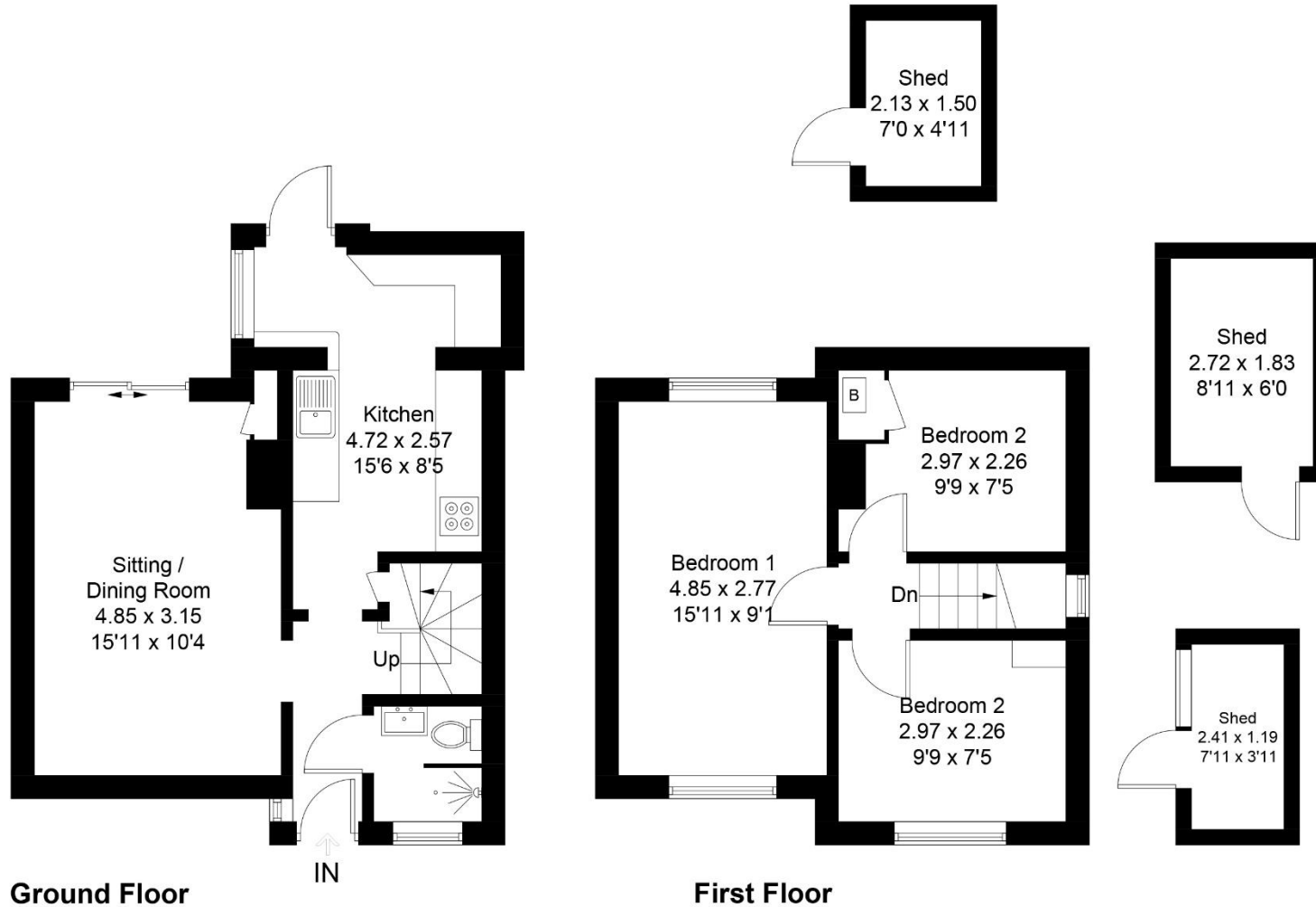
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Approximate Gross Internal Area = 67.2 sq m / 723 sq ft

Shed = 11.1 sq m / 119 sq ft

Total = 78.3 sq m / 842 sq ft



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.

1 New Parade, East Wittering, West Sussex, PO20 8EA

01243 670765

sales@astonsofsussex.co.uk | www.astonsofsussex.co.uk

