



Astons
of Sussex
Residential Sales & Lettings



31 Kestrel Close

31 Kestrel Close, East Wittering Chichester, PO20 8PQ

Guide Price £285,000

SPACIOUS 3 double bedroom terraced home with an L-shaped sitting/dining room, enclosed garden, garage and off-road parking for two cars. Offering fantastic potential to IMPROVE & PERSONALISE, with scope for open-plan living, subject to any necessary consents. CHAIN FREE.

Situated in the popular coastal village of Bracklesham Bay, this three-bedroom terraced home presents an excellent opportunity for buyers looking to create a property tailored to their own tastes. Requiring modernisation throughout, the property has been sensibly priced to reflect the work required, making it an ideal first-time purchase, investment or family home with excellent potential.

The accommodation is well-proportioned and offers a practical layout. The entrance hall provides access to two useful storage cupboards, a convenient cloakroom and the principal living accommodation. The spacious L-shaped sitting/dining room is a bright and versatile space, with French doors opening directly onto the rear garden. A door leads through to the kitchen, which is fitted with a matching range of wall and base units, a freestanding electric cooker and space for a fridge/freezer. For those seeking a more contemporary layout, there is clear potential, subject to any necessary consents, to open the kitchen into the dining area to create a stylish open-plan living space.

Upstairs, the property offers three genuine double bedrooms, making it particularly appealing for growing families or those requiring additional space for guests or home working. Bedrooms two and three both benefit from built-in wardrobes, while all three bedrooms are served by a family bathroom.



Outside, the enclosed rear garden provides a blank canvas for landscaping and offers the opportunity to create an attractive outdoor entertaining area or family-friendly garden. To the front of the property, off-road parking is available for two vehicles and leads directly to the garage, providing additional parking, storage or workshop potential.

Offering generous accommodation, excellent scope for improvement and a sought-after coastal location, this is a property with significant potential for buyers wishing to add value and create a home to suit their own lifestyle. Early viewing is highly recommended to fully appreciate the opportunity on offer

LOCATION

The property is located in Bracklesham Bay and is ideally positioned within close proximity of the beach as well as the popular nature reserve at Medmerry. Here you will find a connecting footpath to Selsey where you can enjoy cycle rides and sunset walks. There is a selection of amenities close by including a Co op, news agents as well as a number of coffee shops/eateries including the popular 'The Beach' where you can enjoy a cold beverage by the sea. Further facilities can be found at the nearby village of East Wittering which include a primary school, doctors, chemist, dentist, and a selection of quality independent shops as well as two mini supermarkets. Additional comprehensive shopping facilities are also available in nearby Chichester some 7 miles away where the city centre offers a wide range of shops, cafes and restaurants and is steeped in rich architecture with the skyline dominating 12th century cathedral. For those that do not drive, there is a bus service at regular intervals from the area.

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

Connected to mains electricity, water & drainage.

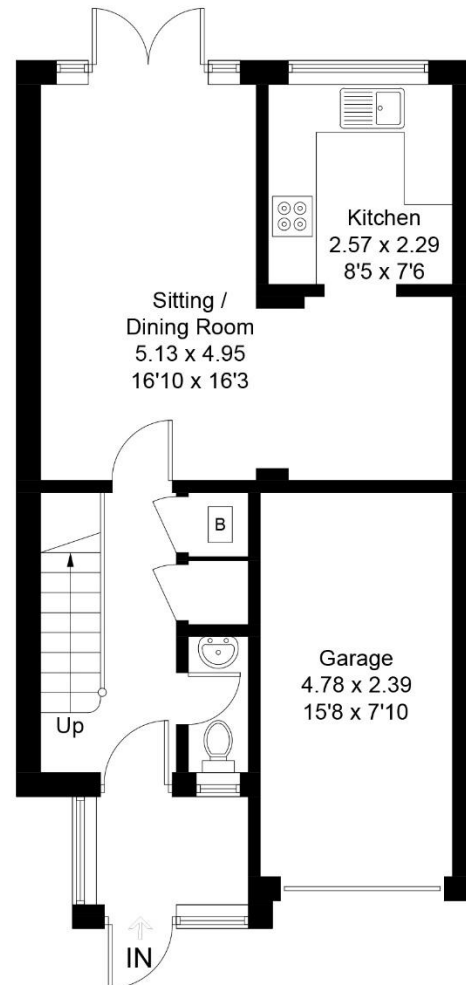


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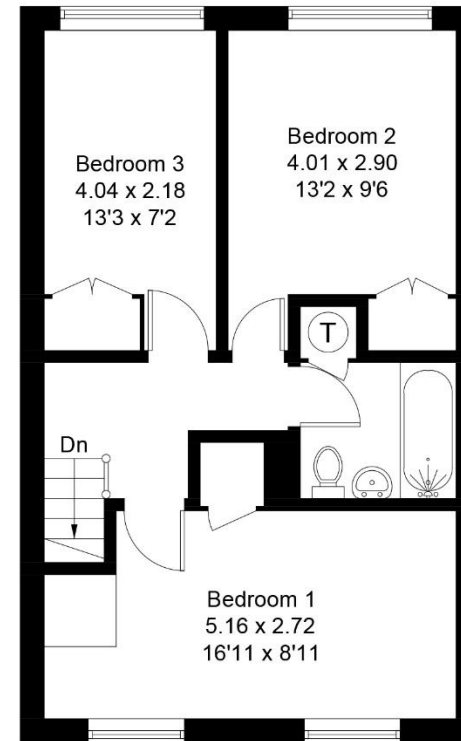
Approximate Gross Internal Area = 82.8 sq m / 891 sq ft

Garage = 11.5 sq m / 124 sq ft

Total = 94.3 sq m / 1015 sq ft



Ground Floor



First Floor

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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