



Astons
of Sussex
Residential Sales & Lettings



Cornerways, 2 Longlands Road, PO20 8DE

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Guide Price £579,950

Located just a stone's throw from the beach and within easy walking distance of local shops, this detached bungalow offers a rare opportunity for those looking to modernise a property in a sought-after coastal setting.

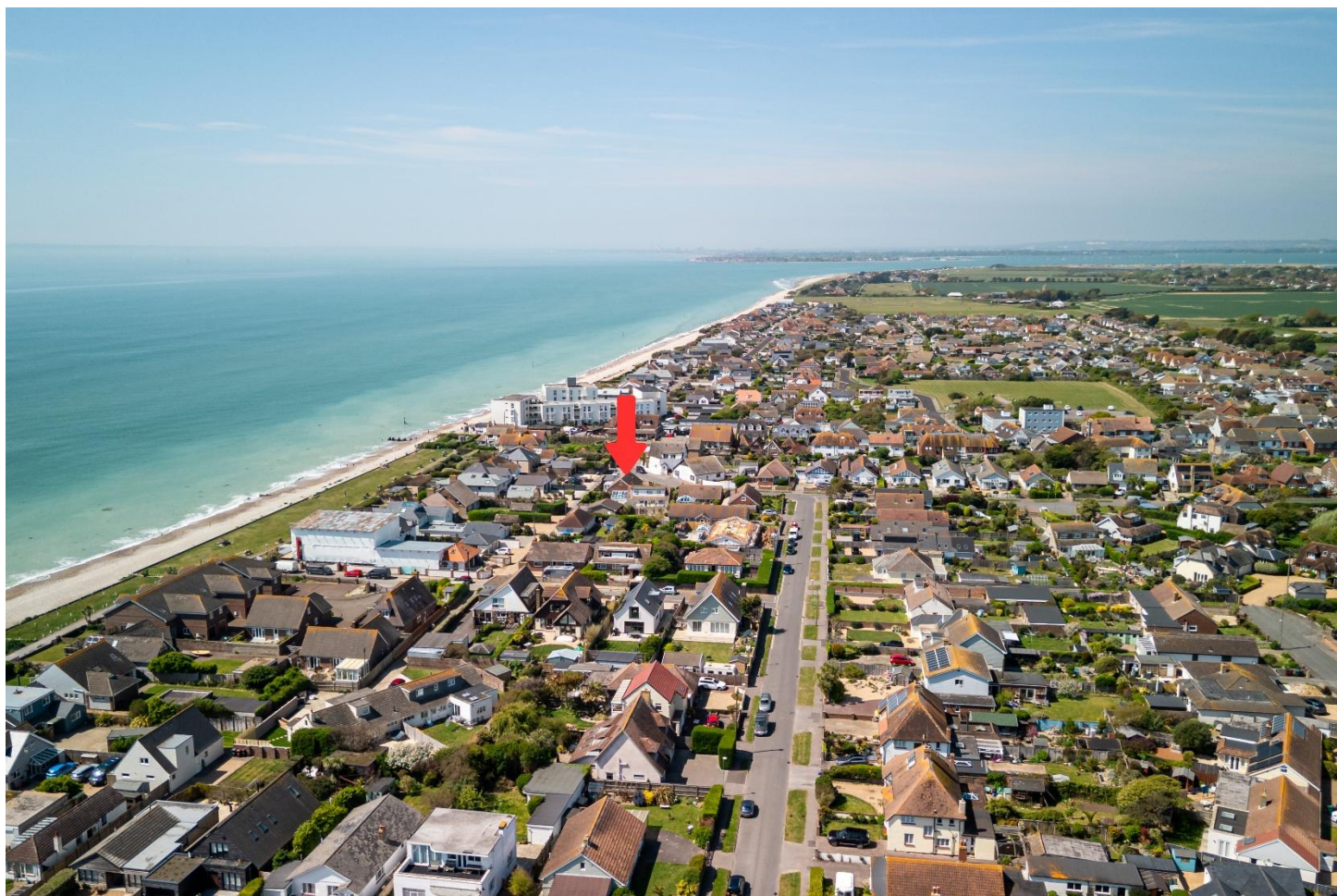
Set on a manageable plot, the bungalow is in need of full refurbishment throughout, but its generous proportions and excellent location provide a solid foundation for a rewarding project. The layout is well planned, with all rooms positioned off a central hallway, making it suitable for reconfiguration if desired.

There are two genuine double bedrooms, both well proportioned and offering plenty of space to furnish as desired. The main living room is a real asset to the property—dual-aspect and naturally bright, it offers plenty of room for both seating and dining areas.

The kitchen is functional but dated, providing the opportunity for a full redesign to suit modern tastes. Similarly, the bathroom requires replacement, and a separate W.C. is also accessed from the hallway.

One particularly notable feature is the fully boarded loft, which includes an occasional bedroom. The space is already usable for a variety of purposes and offers excellent potential for full conversion, subject to the necessary consents.

Externally, the front garden is a good size and mainly laid to lawn, providing a pleasant outlook and a buffer from the road. A driveway offers off-street parking and leads to a single garage. To the rear, the property enjoys a private, fully walled...



...courtyard-style garden that faces south - an ideal setting to make the most of the sun throughout the day. Low maintenance by design, this space could be easily improved with planting or outdoor seating to create a peaceful and sunny retreat.

The property's location is one of its strongest features - ideally positioned for beach access, perfect for morning walks or evening sunsets, while still being close to day-to-day amenities including shops, cafés, and transport links.

This is a great opportunity for buyers looking to take on a property with potential in a prime coastal position. Whether for full-time living, a weekend retreat, or even as an investment, this bungalow represents a chance to create a home tailored to your own needs and style.

LOCATION

East Wittering Village Centre is a short walk away and offers a comprehensive range of facilities including: Infants and junior school, doctors, chemist, dentist, library, two mini supermarkets, post office, local butchers, bakers and greengrocer to name but a few. Approximately two miles to the west is the beautiful Blue Flag beach of West Wittering which offers wonderful views of the South Downs and is popular with water sports enthusiasts all year round. Further shopping facilities are available within a 20 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.

Tenure Freehold | Council Tax Band D | EPC D

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





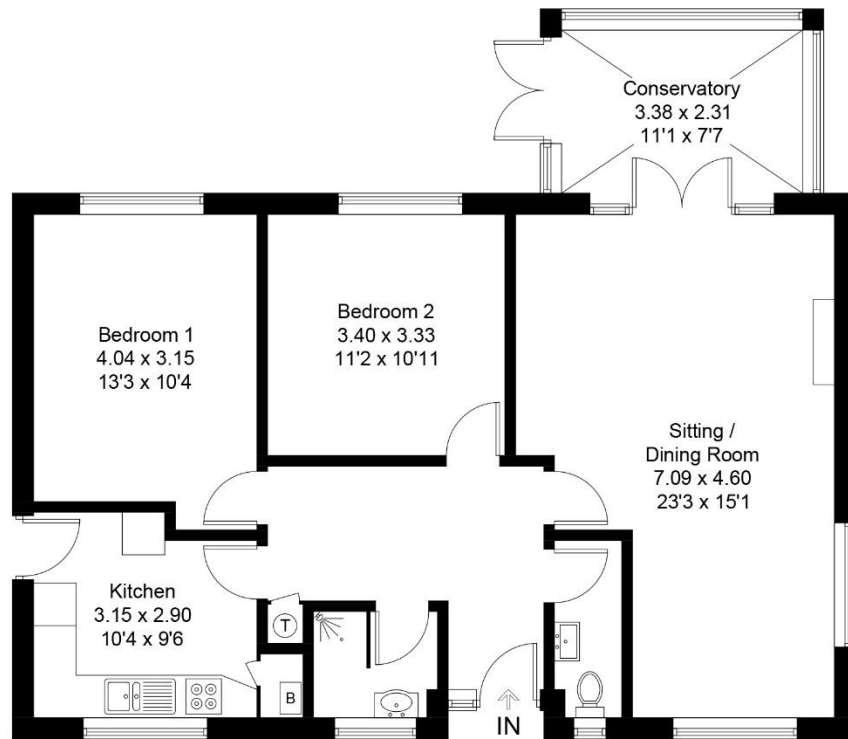
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Approximate Gross Internal Area = 88.8 sq m / 956 sq ft

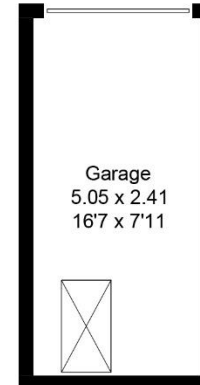
Loft = 40.1 sq m / 432 sq ft

Garage = 12.1 sq m / 130 sq ft

Total = 141.0 sq m / 1518 sq ft



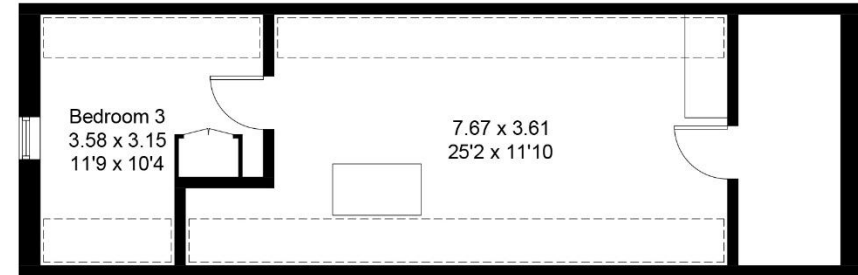
Ground Floor



(Not Shown In Actual Location / Orientation)



= Reduced headroom below 1.5m / 5'0



Loft

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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