



Astons
of Sussex
Residential Sales & Lettings



14 Eton Drive, West Wittering, PO20 8HN

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Guide Price £425,000

Located on the ever popular Sea Estate, this three bedroom semi-detached home offers well presented accommodation with the added benefit of village amenities close by.

The property features a welcoming sitting room that flows into a modernised kitchen, complete with an integrated fridge freezer and washing machine, as well as space for a range cooker. The kitchen opens into a light-filled conservatory, where sliding doors lead out to the low maintenance paved garden—a private space ideal for outdoor dining or relaxing.

Practicality is enhanced by a cloakroom on the ground floor. Upstairs, the main bedroom and second bedroom benefit from built in cupboards, providing excellent storage solutions. The third bedroom is well suited as a child's room, guest room, or home office. A family bathroom completes the first floor layout.

Outside, the property includes a double width driveway with space for several vehicles. Double gates lead to a garage, offering further parking or storage options.

This well kept home is perfect for those looking to move straight in, with minimal upkeep required. Its location near the village and the coast makes it an excellent choice for families or those seeking a relaxed lifestyle.

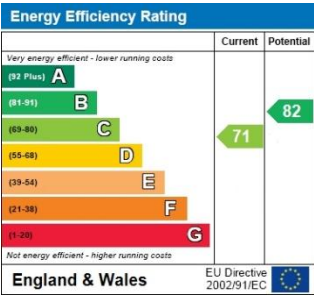


LOCATION

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 C

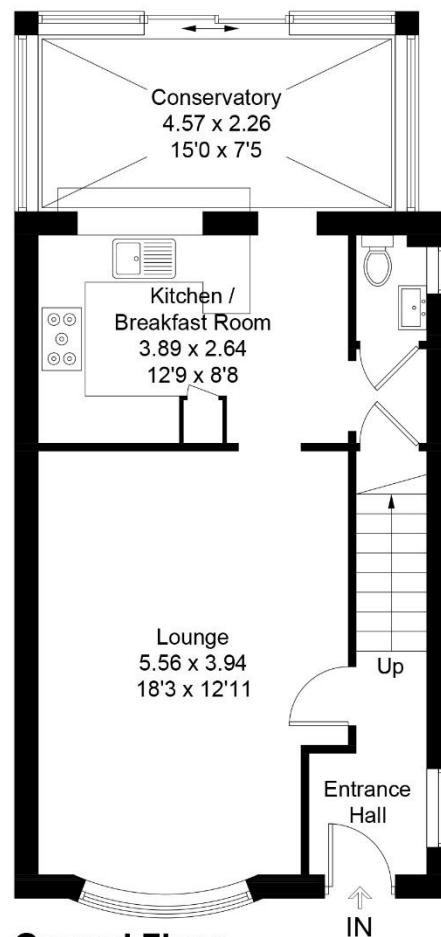
Connected to mains water, gas, electricity & drainage. Gas heating to radiators.



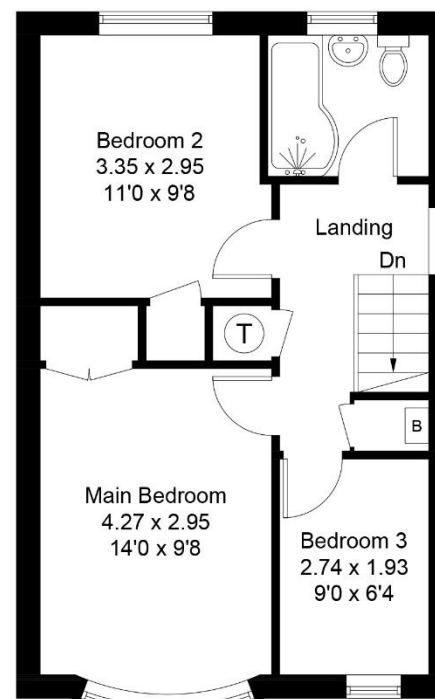


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Approximate Gross Internal Area = 93.5 sq m / 1006 sq ft



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.

What3words
quicksand.bravest.c



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