



Astons
of Sussex
Residential Sales & Lettings



3 Oxford Close, West Wittering, PO20 8EW

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Guide Price £435,000

Tucked away in a quiet cul-de-sac in the ever desirable West Wittering, this well presented detached bungalow offers an excellent opportunity for those seeking a peaceful, low maintenance home close to the coast and local amenities. Ideally located just a short distance from the village shops and the sandy beach, the property is perfectly placed to enjoy the relaxed lifestyle that this popular area offers.

The accommodation is arranged over a single level and is offered in lovely condition throughout, having been very well maintained by the current owner. With no onward chain, the home is ready for immediate occupation.

There are two comfortable bedrooms and a stylish, re fitted shower room featuring a modern suite.

The spacious sitting room lies to the front of the property and is a particularly bright and inviting space, enhanced by a large bay window that floods the room with natural, south facing light. To the rear, the modern kitchen is fitted with sleek white shaker-style cabinetry, a high level integrated double oven, electric hob, and space for a washing machine and fridge freezer. A door from the kitchen opens into the conservatory, which overlooks the garden and provides a versatile additional reception area, ideal for dining, hobbies or relaxing.

The private rear garden enjoys a good degree of privacy and is mainly laid to lawn, with a patio area perfectly positioned for seating or al fresco dining. The front of the property features a neat lawn and a driveway providing off road parking, which leads to a detached garage.



Additional benefits include gas central heating, double glazing throughout, and a peaceful cul-de-sac location that is within easy reach of everyday conveniences and the beach.

This delightful bungalow would suit a wide range of buyers, from downsizers and retirees to those looking for a second home by the sea.

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** D

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

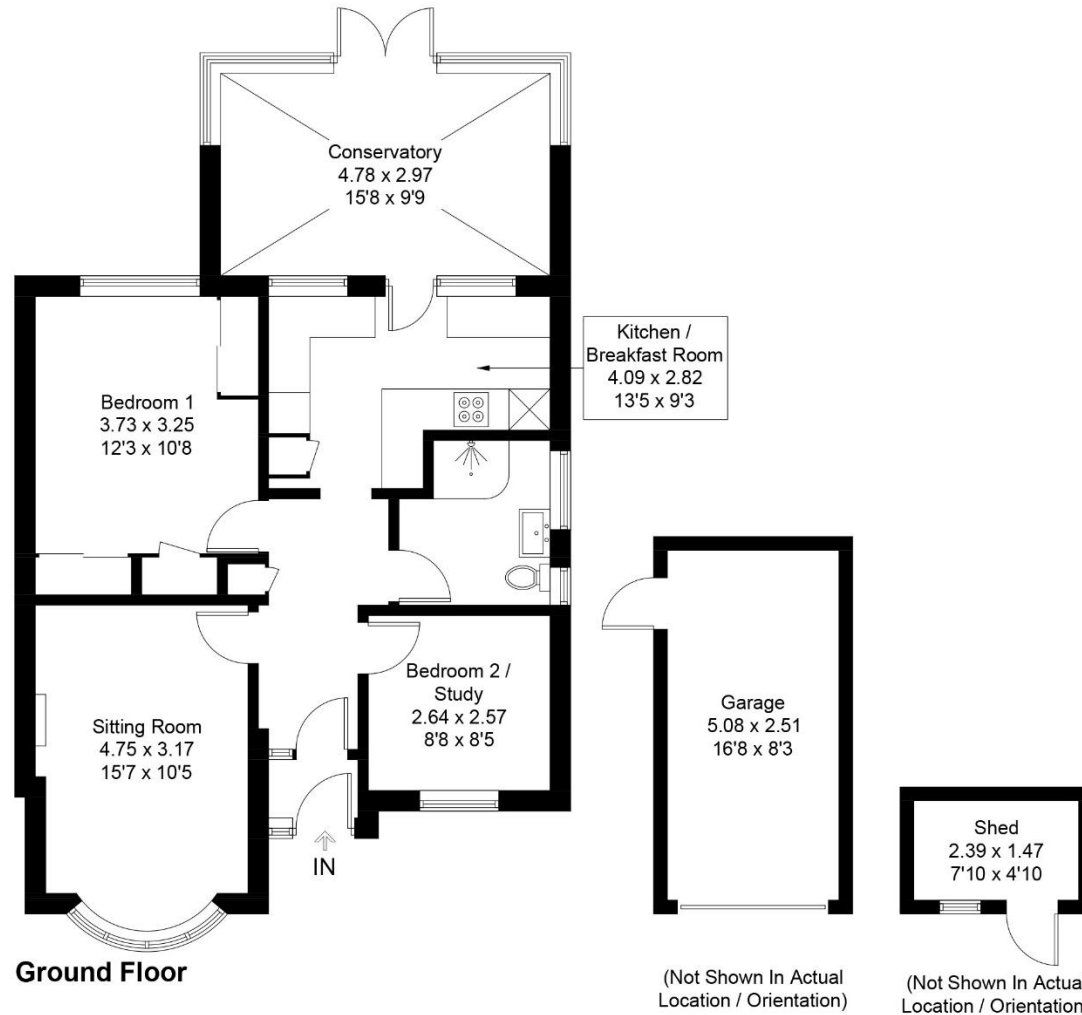


3, Oxford Close, PO20 8EW

Approximate Gross Internal Area = 75.8 sq m / 816 sq ft

Garage / Shed = 16.2 sq m / 174 sq ft

Total = 92.0 sq m / 990 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.



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