



**Astons**  
*of Sussex*  
Residential Sales & Lettings



**The Glen, 2 Field Road, PO20 8NN**



# The Glen, 2 Field Road, East Wittering West Sussex, PO20 8NN

Guide Price £395,000

A two bedroom DETACHED chalet style property located down a PRIVATE ROAD in East Wittering. Offered for sale with NO CHAIN and significant scope for MODERNISATION.

This two-bedroom detached chalet-style bungalow is offered in need of modernisation throughout, providing an opportunity for buyers to refurbish and adapt the property to their own requirements.

The accommodation begins with a small inner lobby, giving access to the ground floor shower room. Beyond this, the kitchen is fitted with a range of cupboards and work surfaces and leads into the sitting/dining room. The principle reception room features a wood-burning stove, offering a focal point and a touch of character.

Off the kitchen, there is also a dining room which includes a staircase to the first floor where two double bedrooms are located. Whilst the layout is a little unconventional, it provides potential for reconfiguration or improvement to suit modern living, subject to obtaining the necessary consents.

Externally, the property benefits from a large garden, predominantly laid to lawn, with side pedestrian access. Additional features include gas central heating to radiators and driveway parking for two to three vehicles.

This property is ideal for buyers seeking a project, with the chance to modernise, extend, or redesign the accommodation to create a home that meets contemporary needs.





## 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 approximately 400 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 D | **EPC** tbc

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

- ❖ Two Bedrooms
- ❖ Chalet Style Detached Property
- ❖ In Need of Modernisation Throughout
  - ❖ Wood Burning Stove
- ❖ Potential to Re Develop (Subject to Consents)
  - ❖ Quiet Location in East Wittering
  - ❖ Large Garden



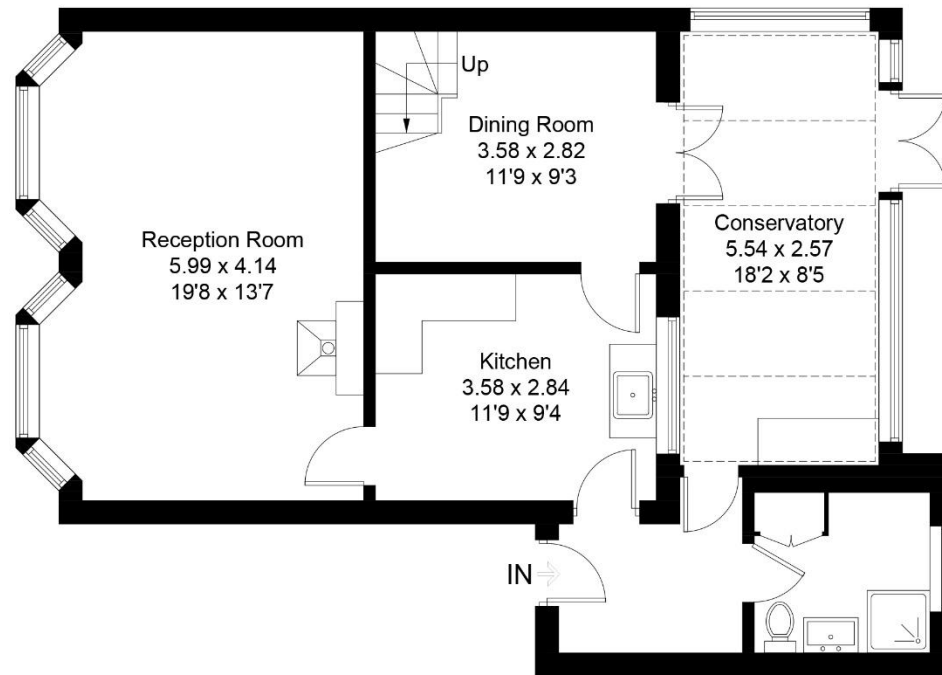




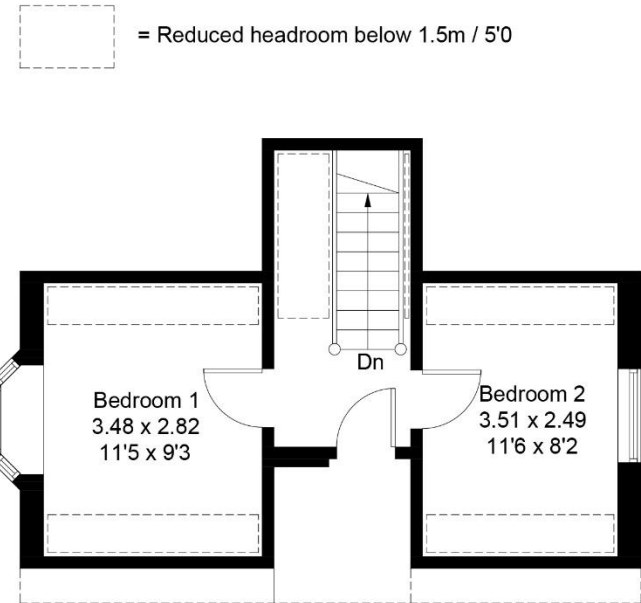


Produced for Astons of Sussex  
**2, Field Road, PO20 8NN**

Approximate Gross Internal Area = 98.9 sq m / 1064 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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