



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



**4 Ascot Close, West Wittering, PO20 8HW**



# 4 Ascot Close, West Wittering West Sussex, PO20 8HW

Guide Price £390,000

Situated within the desirable parish of West Wittering, this three-bedroom semi-detached house offers an excellent opportunity for those seeking a home with plenty of potential, combined with a practical layout and generous living spaces. The property is offered with no onward chain, making it an attractive prospect for both families and buyers looking to put their own stamp on a house in this sought-after coastal location.

On arrival, the driveway provides ample parking for several vehicles and is gated, leading to a detached garage which is ideal for further storage or workshop use. Stepping inside, the accommodation is well-arranged and offers a balance of living and sleeping space to suit modern needs.

The west-facing sitting room is a particular highlight, enjoying afternoon and evening sun through a large bow window. This room feels bright and welcoming and provides a comfortable space for relaxing or entertaining. A door leads through to the kitchen, which is fitted with a range of units and has provision for essential appliances including an under-counter fridge, freezer, washing machine and tumble dryer or dishwasher, along with space for a range-style cooker. Beyond the kitchen lies the conservatory, offering an additional living area with direct access to the garden.

Upstairs, there are three bedrooms in total, two of which are generous doubles with the benefit of recessed wardrobe and storage space in bedrooms one and two. The shower room completes the first floor, fitted with a large walk-in shower, basin and WC.





While the property would benefit from some updating, it is more than comfortable enough to move straight into, allowing buyers the flexibility to make changes gradually and according to their own tastes.

Externally, the rear garden is designed with ease of maintenance in mind, being largely laid to patio and offering a pleasant, private space to enjoy throughout the seasons. The detached garage is accessed via the driveway through wooden gates, and there is plenty of additional parking space available on the front driveway.

Additional benefits include gas-fired central heating. Some of the kitchen white goods, as well as the range-style cooker, may be available by separate negotiation, adding to the convenience of the purchase.

## 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 C | **EPC** C

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

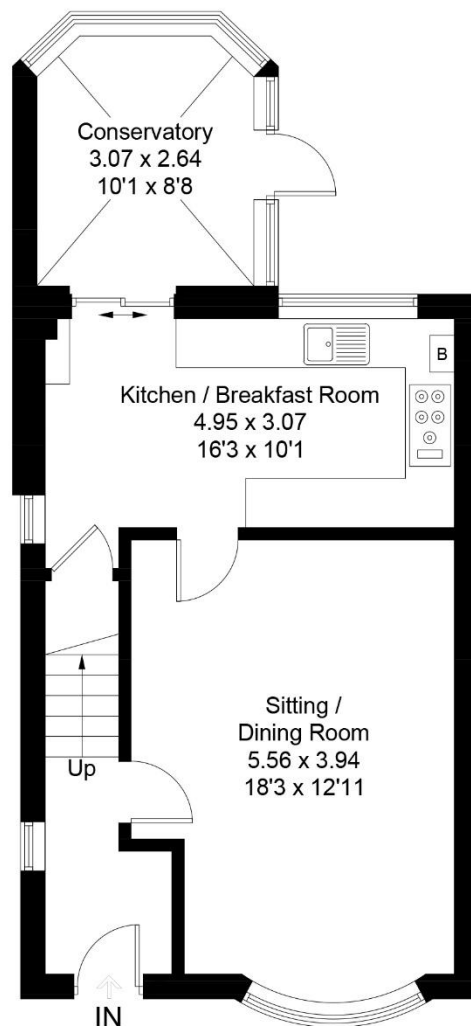


## 4, Ascot Close, PO20 8HW

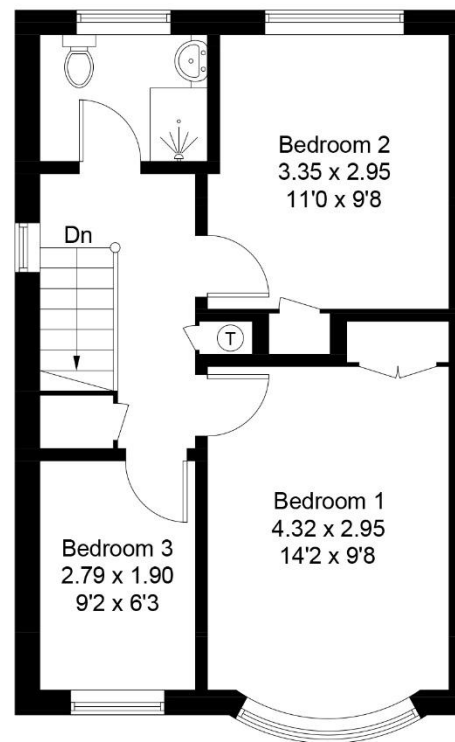
Approximate Gross Internal Area = 90.2 sq m / 971 sq ft

Garage = 13.5 sq m / 145 sq ft

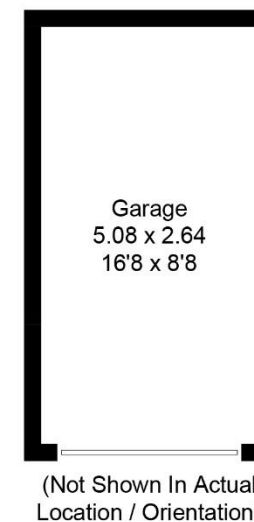
Total = 103.7 sq m / 1116 sq ft



**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.



1 New Parade, East Wittering, West Sussex, PO20 8EA

01243 670765

[sales@astonsofsussex.co.uk](mailto:sales@astonsofsussex.co.uk) | [www.astonsofsussex.co.uk](http://www.astonsofsussex.co.uk)

Astons of Sussex for themselves and the VENDORS or Lessors of this property, whose agents they are, give notice that 1) these particulars are produced in good faith, are set out as a guide only and do not constitute any part of a contract. 2) No person in the employment of Astons of Sussex has any authority to make or give representation or warranty in respect of this property. 3) Photographs may include lifestyle shots and local views. There may also be photographs including chattels not included in the sale of the property. 4) Measurements given are approximate and should not be relied upon and are for guidance only. Company No: 4647991