



Astons
of Sussex
Residential Sales & Lettings



15a Foxwarren Close, West Wittering, PO20 8EH

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Guide Price £220,000

Located in the sought after coastal village of West Wittering, this well proportioned two bedroom flat presents an ideal opportunity for first time buyers, investors, or anyone seeking a low maintenance seaside home. The property benefits from a share of the freehold, providing long term security and peace of mind.

The accommodation includes a generous reception room with space for both seating and dining. The kitchen is fitted with a range of units and provides a practical layout for everyday use. There are two well-sized bedrooms, with the main bedroom featuring built-in storage. The bathroom offers a neatly presented white suite and is fully tiled for ease of maintenance.

Additional features include double glazing throughout and modern electric heaters, contributing to comfort and energy efficiency.

Outside, residents enjoy access to a well kept, south-facing communal garden that provides an attractive space for outdoor relaxation. The property also benefits from a garage located in a nearby block, along with communal parking, offering convenience for both residents and visitors.

West Wittering is celebrated for its beautiful Blue Flag beach, welcoming village atmosphere, and excellent local amenities. With Chichester just a short drive away for a wider choice of shops, restaurants, and transport links, this location offers the perfect blend of coastal living and everyday convenience.



Tenure Share of Freehold | **Council Tax** Band B | **EPC** D

Remainder of 125-year lease granted in 2006. Service charge of approximately £600 payable twice yearly to Stride & Son. Zero ground rent.

Connected to mains water, electricity & drainage. Electric



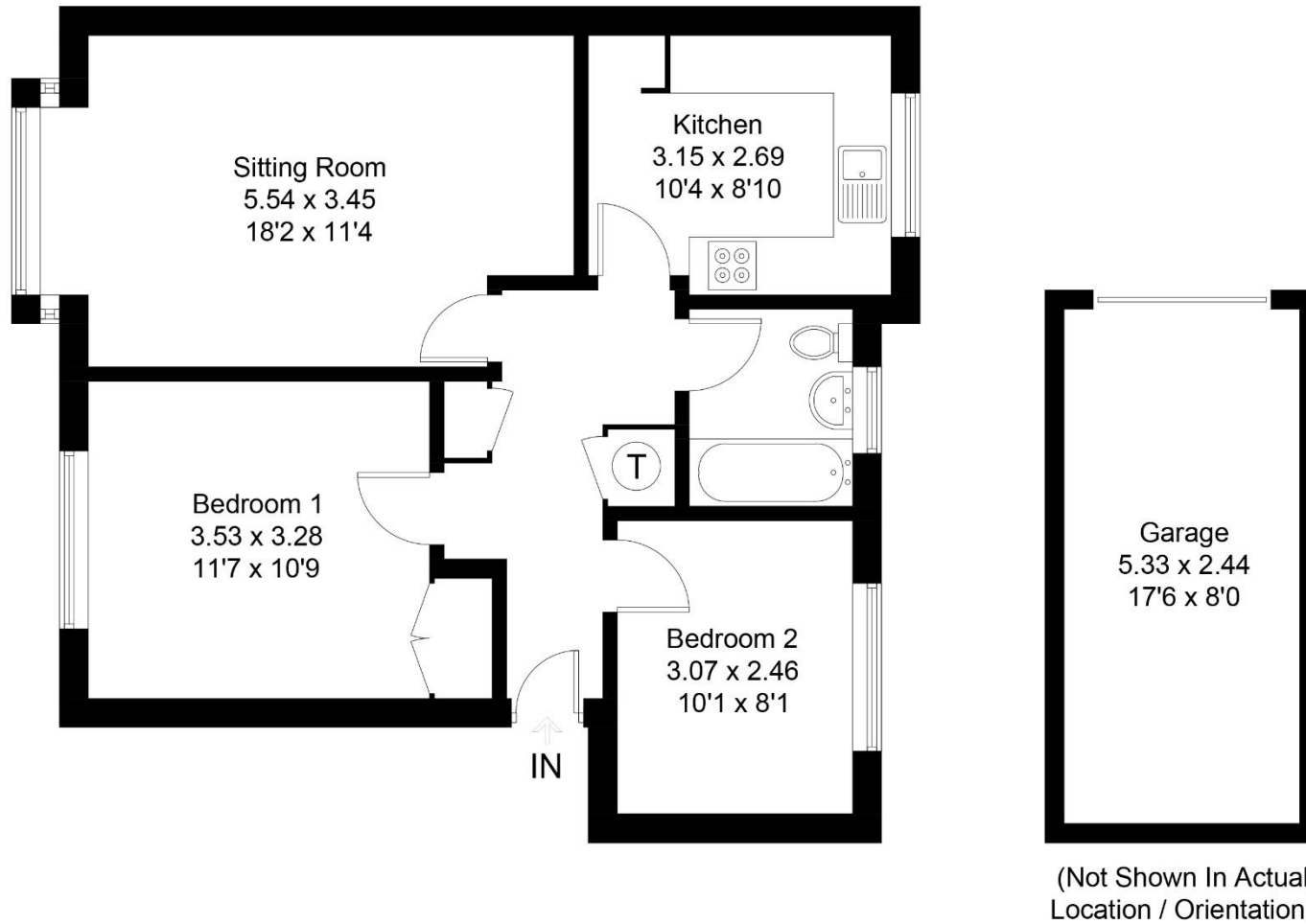
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15A, Foxwarren Close, PO208EH

Approximate Gross Internal Area = 60.0 sq m / 646 sq ft

Garage = 13.1 sq m / 141 sq ft

Total = 73.1 sq m / 787 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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