



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



**5 Kestrel Close, East Wittering, PO20 8PQ**

# 5 Kestrel Close, East Wittering PO20 8PQ

Guide Price £325,000

This two-bedroom semi-detached bungalow offers well arranged accommodation on a single level, with a practical layout and scope for buyers to update or adapt the living space to suit their needs. The property also benefits from driveway parking, a garage and a fully enclosed rear garden.

The accommodation is entered via an entrance hall which provides access to all rooms and includes two useful storage cupboards.

The main reception room is a spacious sitting room positioned to the rear of the property, with sliding doors opening directly onto the garden. This creates a bright living space and provides easy access to the outside during the warmer months.

The kitchen is located next to the sitting room and is fitted with a range of wall and base units with work surface over, incorporating an inset sink and drainer along with an integrated electric oven and hob. Given its position, there is potential for the kitchen and sitting room to be knocked through to create an open-plan kitchen, dining and living area, subject to any necessary approvals.

There are two bedrooms, both offering comfortable accommodation and flexibility for use as a guest room or home office if required. The bathroom has been modernised and is fitted with a white suite. It has been adapted to be suitable for disabled use.

Outside, there is driveway parking leading to a garage. The rear garden is fully enclosed and mainly laid to lawn.



## LOCATION

The property is located in Bracklesham Bay and is ideally positioned within close proximity of the beach as well as the popular nature reserve at Medmerry. Here you will find a connecting footpath to Selsey where you can enjoy cycle rides and sunset walks. There is a selection of amenities close by including a Co op, news agents as well as a number of coffee shops/eateries including the popular `Billy`s` where you can enjoy a cold beverage by the sea. Further facilities can be found at the nearby village of East Wittering which include a primary school, doctors, chemist, dentist, and a selection of quality independent shops as well as two mini supermarkets. Additional comprehensive shopping facilities are also available in nearby Chichester some 7 miles away where the city centre offers a wide range of shops, cafes and restaurants and is steeped in rich architecture with the skyline dominating 12th century cathedral. For those that do not drive, there is a bus service at regular intervals from the area.

**Tenure** Freehold | **Council Tax** Band C | **EPC** C

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		71	79

England & Wales EU Directive 2002/91/EC

Produced for Astons of Sussex

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Approximate Gross Internal Area = 54.3 sq m / 584 sq ft

Garage = 12.9 sq m / 138 sq ft

Total = 67.2 sq m / 722 sq ft



(Not Shown In Actual  
Location / Orientation)

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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