



Astons
of Sussex
Residential Sales & Lettings



186b Stocks Lane, East Wittering, PO20 8NZ

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Guide Price £325,000

WELL PRESENTED 3 bedroom end terrace house featuring a SOUTH FACING garden, spacious sitting/dining room, En Suite to the principal bedroom and allocated parking for 2 vehicles. Conveniently located and ideal for first-time buyers, families or investors. CHAIN FREE.

Situated within a popular residential development, this well-presented three-bedroom end-of-terrace home offers bright and practical accommodation, a south-facing garden and the benefit of allocated parking for two vehicles.

The property is approached via an entrance hall which provides access to the principal ground floor accommodation, including a convenient cloakroom. The kitchen is positioned to the front of the property and is fitted with a matching range of wall and base units with work surfaces over. Integrated appliances include an oven and hob with extractor hood above, whilst there is further space for a washing machine and an occasional breakfast table, making it a practical space for day-to-day living.

To the rear of the property is a spacious sitting/dining room enjoying a pleasant south-facing aspect. This versatile reception area provides ample room for both seating and dining furniture, creating an ideal space for entertaining guests or relaxing with family. A door leads directly onto the rear garden, allowing for a seamless connection between indoor and outdoor living during the warmer months.

On the first floor, the property offers three bedrooms. The principal bedroom is a generous double room benefiting from fitted wardrobes and its own en-suite shower room.



A second double bedroom provides comfortable accommodation for family members or guests, whilst the third bedroom could equally serve as a child's room, nursery or home office depending on individual requirements.

The remaining accommodation is served by a family bathroom fitted with a white suite comprising bath, wash hand basin and WC.

Externally, the rear garden enjoys a desirable southerly aspect and has been designed with ease of maintenance in mind, featuring an artificial lawn and space for outdoor seating and entertaining. The property further benefits from gas-fired central heating via radiators, with the boiler located within the kitchen, and allocated off-road parking for two vehicles.

This appealing home would make an excellent first-time purchase, family home or investment opportunity, combining practical accommodation with low-maintenance living in a convenient setting.

LOCATION

Ideally located in the East Wittering, this property is just a short walk from the beach, where residents can enjoy stunning Solent views and a range of water sports. The village offers an excellent selection of amenities, including shops, cafés, supermarkets, a primary school, GP surgery, dentist, and pharmacy. Nearby Bracklesham Bay provides a more relaxed coastal setting, while the historic cathedral city of Chichester, approximately 7 miles away, offers a wider range of shopping, dining, and cultural attractions.

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

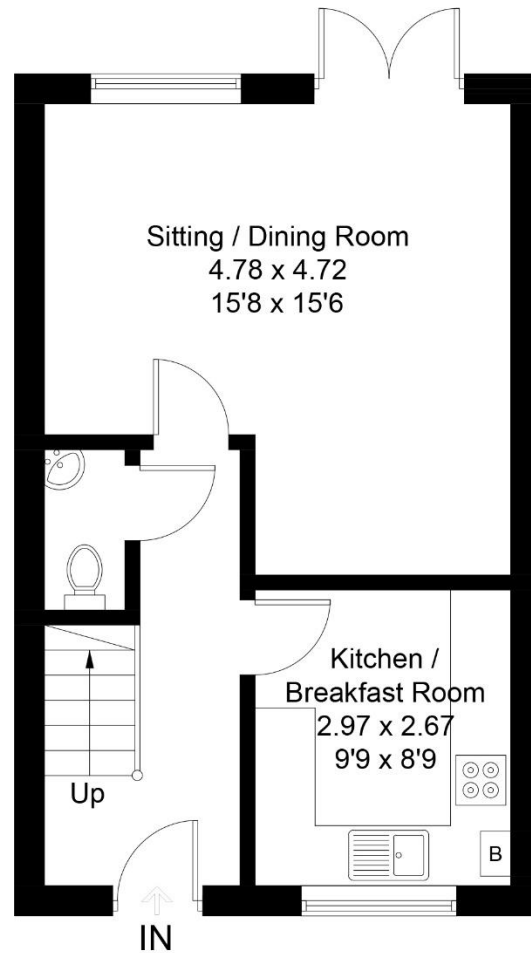
Connected to mains water, gas, electricity & drainage. Gas heating to radiators.



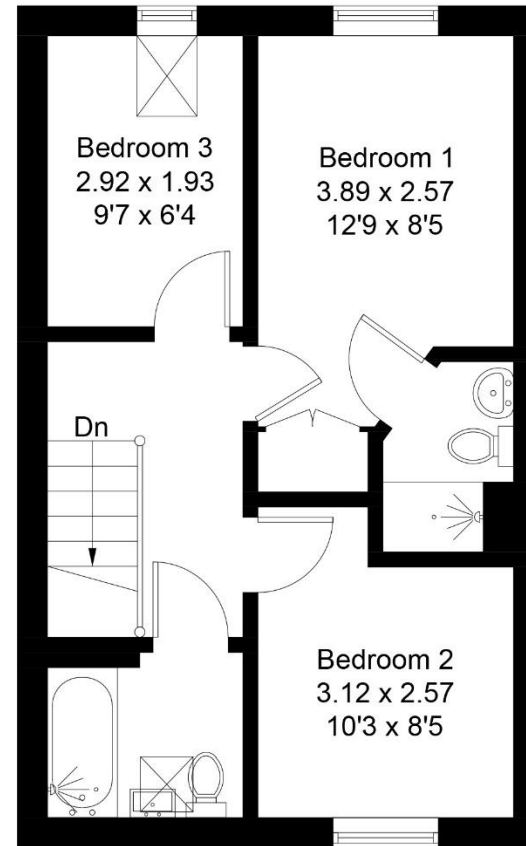
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Approximate Gross Internal Area = 72.9 sq m / 785 sq ft



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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