



Astons
of Sussex
Residential Sales & Lettings



29 Harrow Drive, West Wittering, PO20 8EL

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Guide Price £385,000

A three bedroom SEMI DETACHED house situated in WEST WITTERING offered for sale CHAIN FREE. WEST FACING rear garden, DETACHED GARAGE and off road parking.

Situated in the highly desirable parish of West Wittering, this three-bedroom semi-detached home presents an excellent opportunity for buyers seeking a well-proportioned property with scope for cosmetic improvement in a sought-after coastal setting. Offered to the market with no onward chain, the property combines practical accommodation with proportional outside space, making it well suited to families, downsizers or purchasers looking to create a home tailored to their own tastes.

To the front, the property benefits from a generous driveway providing off-road parking for several vehicles and leading to a detached garage, ideal for storage, hobbies or workshop use. Internally, the accommodation is thoughtfully arranged and offers a comfortable layout with excellent potential for enhancement over time.

The sitting room is a bright and welcoming space, enjoying a pleasant outlook through a large bow window which allows natural light to pour in during the morning hours. The kitchen is fitted with a range of cupboards and work surfaces, complemented by an integrated oven and hob with extractor over, together with space for a washing machine and fridge freezer. A door from the kitchen provides direct access to the rear garden, creating a practical connection between indoor and outdoor living. In addition, the ground floor benefits from the convenience of a cloakroom/WC.



Upstairs, there are three bedrooms, including two generous double rooms. Bedroom one benefits from a useful alcove area ideal for wardrobes, whilst bedroom two features a recessed storage cupboard. The landing further provides two well proportioned storage cupboards, offering excellent additional practicality. The third bedroom would lend itself equally well as a child's room, guest accommodation or home office. The shower room is fitted with a large walk in shower, wash basin and WC.

Externally, the rear garden has been designed for ease of maintenance, being predominantly paved and providing a private setting for outdoor dining and entertaining. The detached garage and driveway offer excellent practicality, with ample parking available to the front of the property.

Further benefits include gas-fired central heating and the advantage of no forward chain.

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 D | **EPC** C

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



Produced for Astons of Sussex


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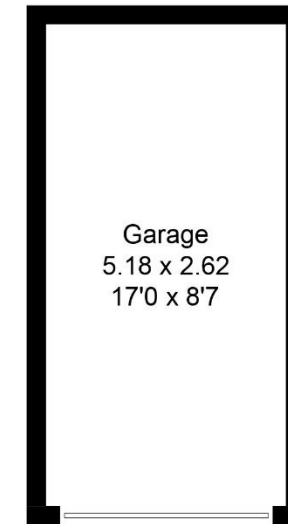
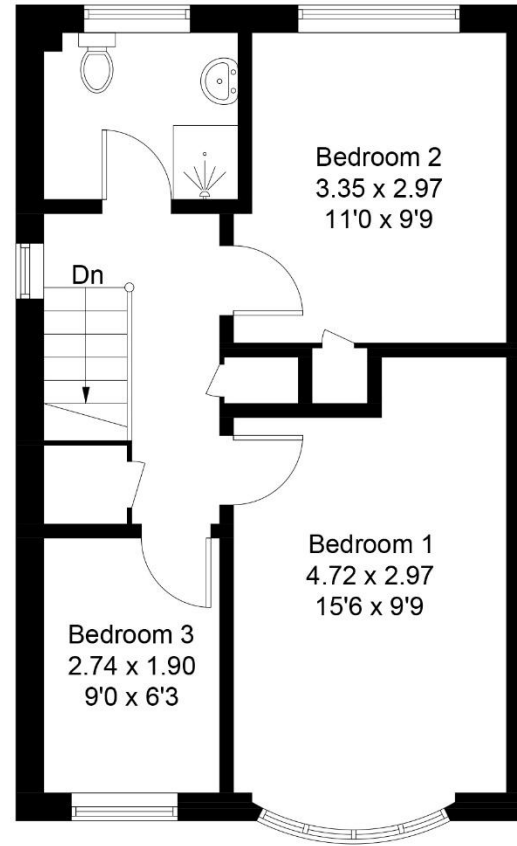
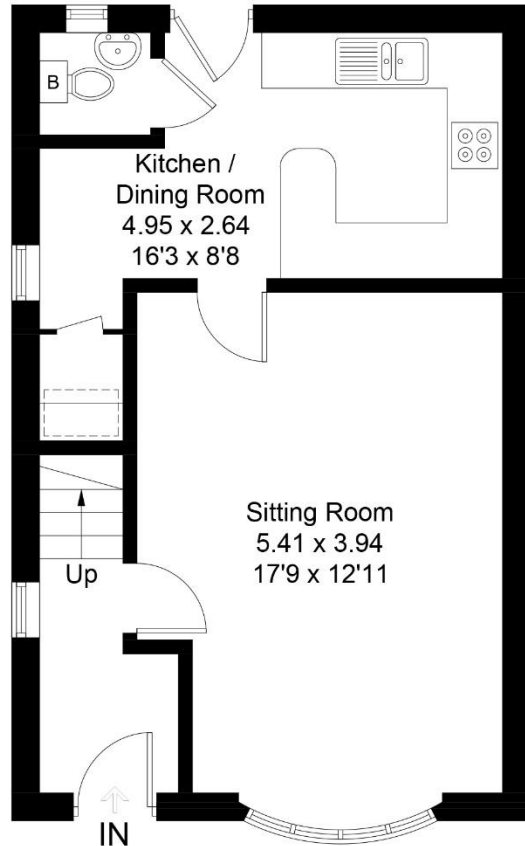
Approximate Gross Internal Area = 83.6 sq m / 900 sq ft

Garage = 13.5 sq m / 145 sq ft

Total = 97.1 sq m / 1045 sq ft



 = Reduced headroom below 1.5m / 5'0



(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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