



Astons
of Sussex
Residential Sales & Lettings



21 Peerley Close, East Wittering, PO20 8PB

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Guide Price £320,000

Offering an excellent opportunity for buyers looking to create a home tailored to their own tastes, this well proportioned three bedroom semi-detached house occupies a generous plot within the popular coastal village of East Wittering. With spacious accommodation, a large rear garden and plenty of scope for improvement, the property is ideally suited to first time buyers, growing families or those seeking a rewarding renovation project.

The accommodation begins with an entrance hall, where stairs rise to the first floor and doors provide access to both the sitting room and kitchen. The dual aspect sitting room enjoys plenty of natural light from windows to both the front and rear, with the rear window overlooking the garden. The room offers excellent proportions and, subject to any necessary consents, presents an ideal opportunity for the installation of patio doors to create a seamless connection with the outside space.

The kitchen is ready for modernisation but offers fantastic potential thanks to its generous footprint. There is ample space to design an attractive open-plan kitchen and dining area, making it the true heart of the home. A useful walk-in pantry provides valuable additional storage, while a door leads through to an internal lobby with access to a practical store room & separate W.C.

On the first floor are three well proportioned bedrooms together with a family bathroom, which would benefit from replacement, allowing purchasers to create a stylish contemporary suite to their own specification.



Outside, the property boasts a particularly generous rear garden, which is predominantly laid to lawn and provides plenty of space for children to play, keen gardeners to enjoy, or for future landscaping and entertaining areas. The size of the garden further enhances the property's appeal and offers excellent potential to create an attractive outdoor living environment.

Further benefits include gas-fired central heating via a recently installed boiler, providing efficient heating throughout the home. In addition, an Electrical Installation Condition Report (EICR) has recently been completed, offering purchasers added peace of mind regarding the property's electrical installation.

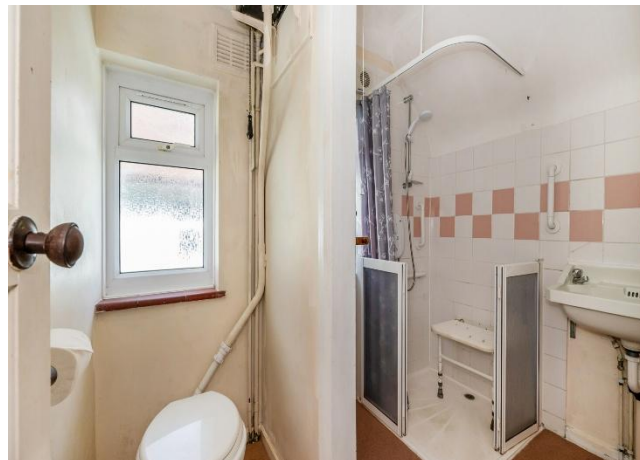
Situated within easy reach of East Wittering village centre, local schools, everyday amenities and the beautiful beaches that make this part of the South Coast so desirable, this is a property with enormous potential in a highly sought after location. Early viewing is strongly recommended to fully appreciate both the accommodation and the exciting opportunity on offer.

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

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



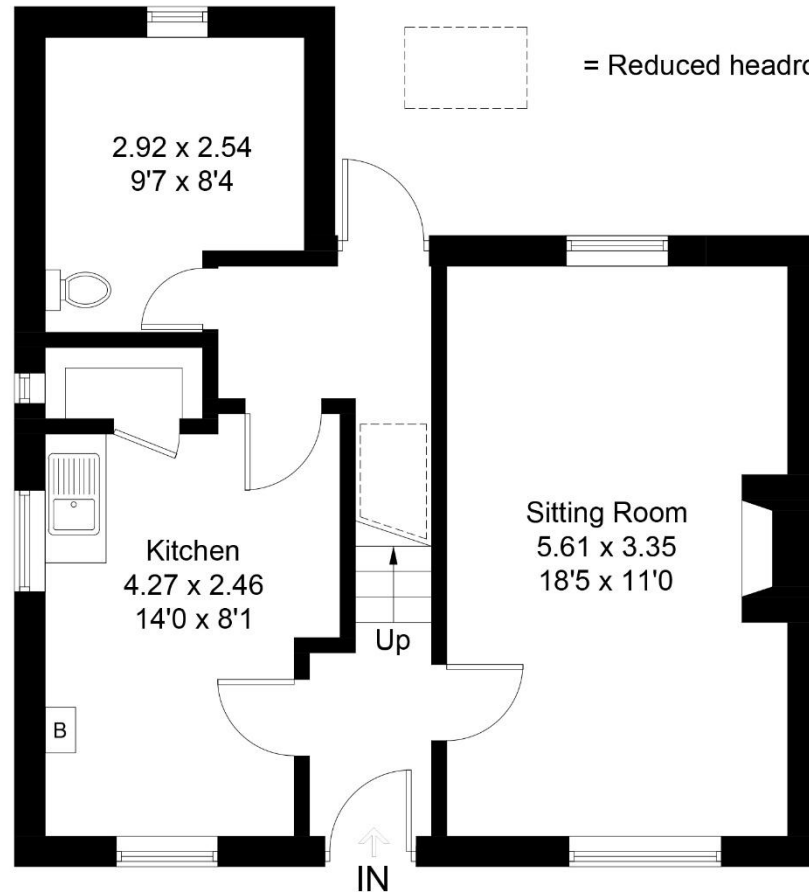
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus) A			
(81-91) B			
(69-80) C		69	76
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



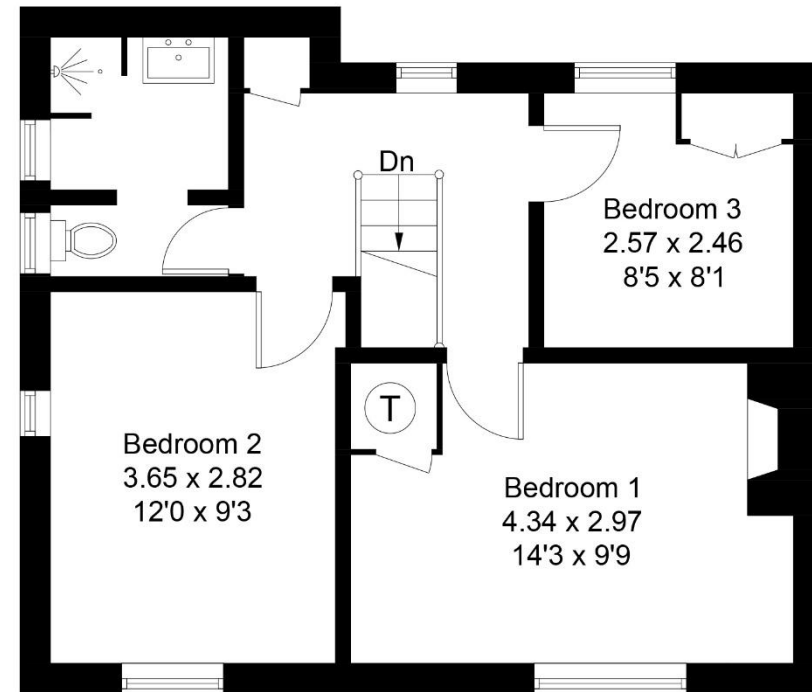
What3words
signified.wink.universal

21 Peerley Close

Approximate Gross Internal Area = 89.2 sq m / 960 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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