



Astons
of Sussex
Residential Sales & Lettings



31 Seafield Close, East Wittering, PO20 8DP

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Guide Price £465,000

A two bedroom DETACHED bungalow located close to the Village & Shops in East Wittering. Large garden & DETACHED GARAGE. Offered for sale CHAIN FREE.

Situated in the sought-after coastal village of East Wittering, this two-bedroom detached bungalow occupies a larger than average plot for the road and offers an excellent opportunity for buyers looking to update and personalise the property to their own requirements. The plot also offers considerable potential for extension or loft conversion, subject to the necessary planning permissions and consents.

The accommodation is approached via an entrance hall, with doors leading to all principal rooms. Both bedrooms are positioned towards the front of the property, while the main living accommodation is arranged at the rear, creating a practical separation between the sleeping and living areas.

There are two double bedrooms, providing comfortable accommodation for a couple, small family or those requiring additional space for guests or a home office. The layout may also appeal particularly to downsizers seeking single-storey living in a popular coastal village, while retaining useful outside space and excellent parking provision.

The rear sitting room benefits from doors opening into the conservatory, extending the living space and providing a useful additional reception area with views and access towards the garden. The kitchen is fitted with a matching range of wall and base-level units and is located adjacent to the sitting room and benefits from access to the conservatory. This arrangement offers scope to consider opening up the two rooms, subject to any necessary consents and building requirements, to create a more contemporary open-plan kitchen and living space.

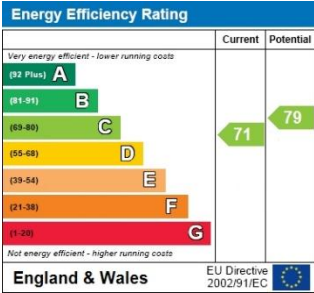


Externally, the property benefits from off-road parking for several vehicles, together with a detached garage. The fully enclosed garden is a particularly appealing feature, being larger than average for the road and mainly laid to lawn. A pedestrian door provides convenient access to the garage, while the garden offers plenty of scope for landscaping, entertaining or simply enjoying the additional outdoor space.

The property is in need of some updating but provides a sound opportunity to improve and modernise a detached bungalow in a popular coastal setting. East Wittering offers a range of local shops, amenities and schooling, while the renowned West Wittering beach and surrounding coastline are within easy reach, making this an appealing choice for downsizers, those seeking a permanent coastal home or buyers looking for a well-positioned retreat.

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

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



In accordance with current legislation, all prospective purchasers will be required to complete ID, Anti-Money Laundering (AML), Source of Funds and Source of Wealth checks prior to progressing with the purchase. These checks are undertaken by our appointed compliance partner, Coadjute, at a cost of £32.40 per person. Please note that we are unable to proceed with the transaction until all required checks have been satisfactorily completed.

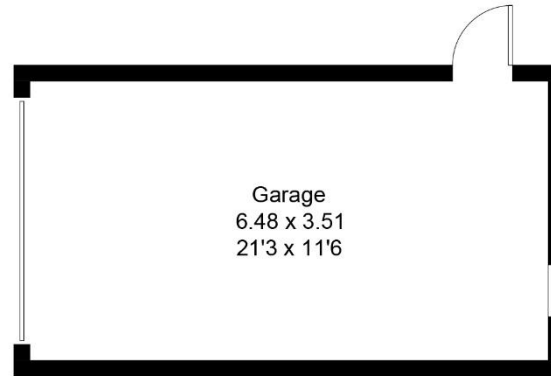


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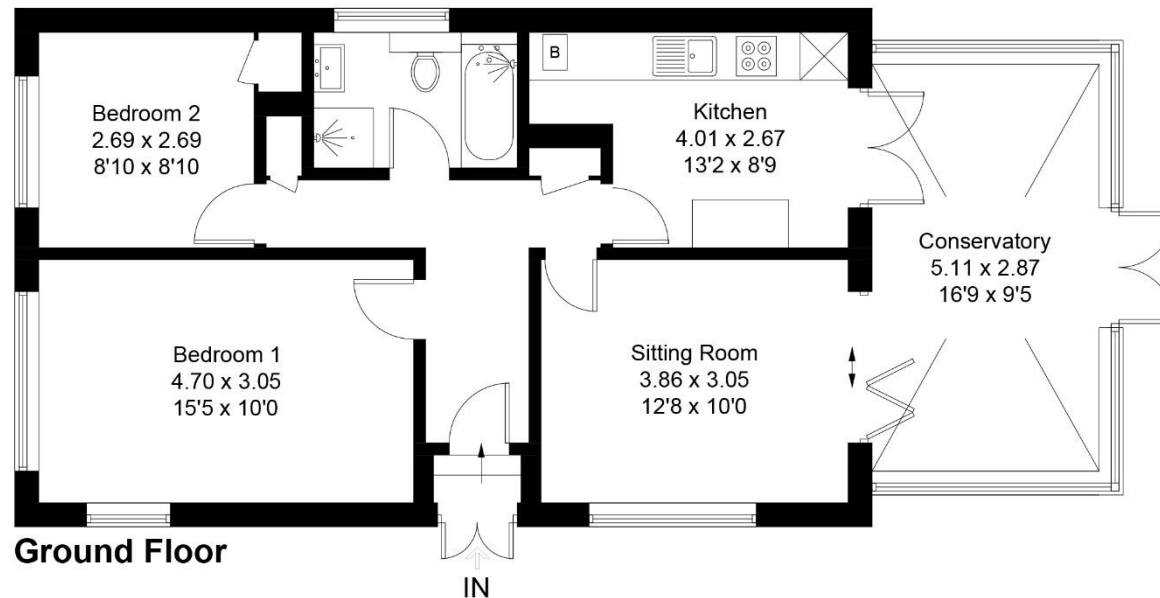
Approximate Gross Internal Area = 76.3 sq m / 821 sq ft

Garage = 22.7 sq m / 244 sq ft

Total = 99.0 sq m / 1065 sq ft



(Not Shown In Actual Location / Orientation)



Ground 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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