



5 Downview Close, East Wittering, PO20 8NS

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Guide Price £325,000

Situated in the highly sought-after coastal village of East Wittering, this well-presented and extended three-bedroom end-of-terrace home offers bright, spacious accommodation, ideally suited to modern family living or those seeking a home close to the coast. Conveniently located within easy reach of local shops, schools and everyday amenities, the property also enjoys excellent access to the renowned beaches at West Wittering, making it a superb permanent residence or weekend retreat.

The heart of the home is the impressive open-plan living space, designed to create a sociable and welcoming environment. The generous sitting room flows seamlessly into the dining area before opening directly into the kitchen, allowing natural light to travel throughout the ground floor and providing an ideal setting for both everyday living and entertaining.

The kitchen is fitted with a matching range of wall and base units complemented by work surfaces over. It features an inset gas hob, integrated waist-level oven, eye-level microwave and integrated dishwasher, together with space for a fridge freezer and plumbing for a washing machine. A practical breakfast bar provides additional preparation space as well as an informal dining area.

To the first floor, the property offers three well-proportioned bedrooms, each benefiting from either fitted wardrobes or recessed storage, ensuring excellent storage solutions without compromising on floor space. The accommodation is served by a generous family bathroom, thoughtfully positioned to cater for all three bedrooms.



Externally, the rear garden has been designed with ease of maintenance in mind, being fully enclosed and predominantly paved with attractive sleeper borders, creating an ideal space for outdoor dining, relaxing or entertaining. The garden also provides direct access to the garage, offering valuable additional storage. Off-street, unallocated parking is available for residents.

LOCATION

East Wittering Village Centre is within a short stroll to the west and offers a comprehensive range of amenities including a primary school, doctors, chemist, dentist and a wide selection of quality independent shops. A further two miles to the west is the beautiful Blue Flag beach of West Wittering which boasts wonderful views of the South Downs and is popular with water sports enthusiasts all year round. East Wittering Beach is to the south and has the benefit of being a straight and even walk of approximately 400 metres. Additional shopping facilities are available in nearby Chichester some 8 miles away where the city centre offers a range of shops, cafes and restaurants and the skyline is dominated by the 12th century cathedral. For those that do not drive, there is a bus service at regular intervals from the area. Furthermore, the surrounding areas offer a wealth of attractions including Fontwell Race Course, Portsmouth Historic Dockyard and Goodwood which has a full horse racing calendar and also plays host to the annual Festival of Speed and the Revival Meeting at its historic motor circuit.

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

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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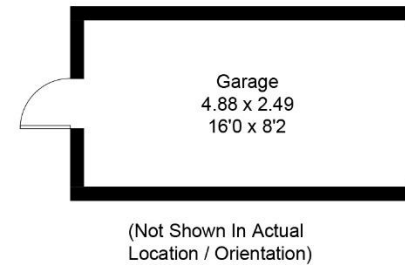
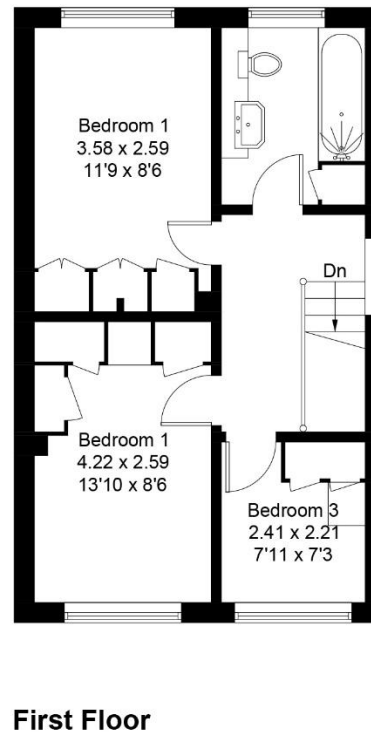
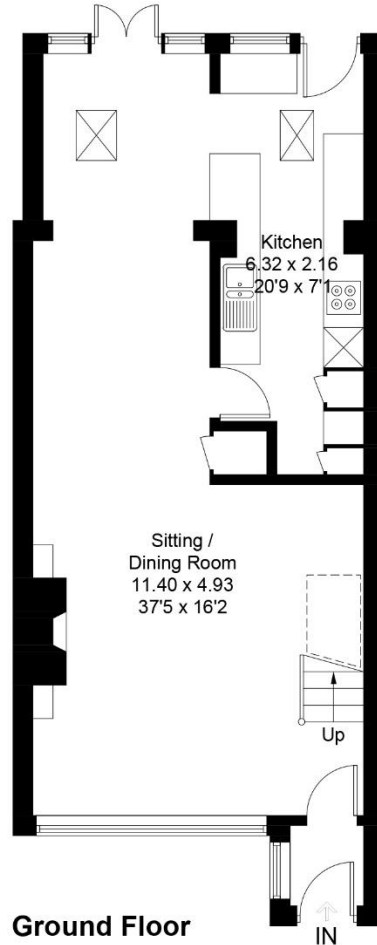
Approximate Gross Internal Area = 100.5 sq m / 1082 sq ft

Garage = 12.2 sq m / 131 sq ft

Total = 112.7 sq m / 1213 sq ft



 = Reduced headroom below 1.5m / 5'0



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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