



Astons
of Sussex
Residential Sales & Lettings

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FOR SALE
01243 670765

9 Wessex Avenue, East Wittering, PO20 8NP



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Guide Price £925,000

Situated in the sought after coastal village of East Wittering, this beautifully presented detached home offers a generous 2,360 sqft of versatile accommodation, thoughtfully arranged over two floors. Constructed in 2020, the property is located in the desirable Wessex Avenue and combines contemporary design with practical living spaces ideal for modern family life, later living, or those seeking a spacious seaside retreat.

The property has been thoughtfully designed by the current owners with accessibility and future proofing in mind. Fully wheelchair friendly throughout the ground floor, it is particularly well-suited for those with mobility needs or for buyers looking to secure a long term, adaptable home.

The ground floor comprises two generous double bedrooms and a stylish shower room, along with a useful utility room and a separate sitting room, which offers excellent flexibility and could be used as a cosy family room, a quiet home office, or even a ground floor TV lounge.

The heart of the home is undoubtedly the expansive open-plan kitchen/living/dining space, measuring an impressive 25ft x 17ft, complete with a central island, a range of integrated appliances, a cosy log burner, and wide bi-folding doors that open out to the rear garden – creating a seamless indoor/outdoor living experience.

Upstairs, you'll find two exceptionally large double bedrooms, both light filled and beautifully proportioned, each fitted with built-in wardrobes, along with a contemporary family bathroom.



Outside, the large rear garden is mainly laid to lawn and features attractive sleeper edged planters. Directly off the bi-folding doors is an expansive patio area – ideal for entertaining, dining al fresco, or simply enjoying the sunshine in a peaceful setting. A garden shed provides additional outdoor storage, and there is ample driveway parking to the front.

A superb opportunity to acquire a spacious, turnkey home within walking distance of East Wittering village and the beach. Early viewing is strongly recommended.

Tenure Freehold | Council Tax Band F | EPC B

Sitting Room 14'7" (4.45m) x 11'1" (3.38m)

Kitchen/Dining/Family 25'10" (7.87m) x 17'2" (5.23m)

Utility 8'10" (2.69m) x 7'0" (2.13m)

Bedroom 3 (GF) 16'7" (5.05m) x 11'10" (3.61m)

Bedroom 4 (GF) 16'6" (5.03m) x 10'0" (3.05m)

Shower Room 8'10" (2.69m) x 6'10" (2.08m)

Bedroom 1 (FF) 18'6" (5.64m) x 14'6" (4.42m)

Bedroom 2 (FF) 14'3" (4.34m) x 13'3" (4.04m)

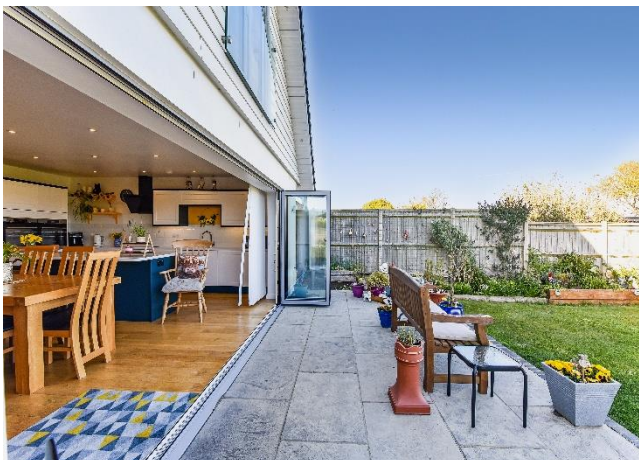
Bathroom 7'10" (2.39m) x 5'10" (1.78m)

Agents Note

Connected to all mains services. Under floor heating to the ground floor and gas heating to radiators to the first floor. Wood burning stove.

Prospective buyers are advised that the property has spray foam insulation in place, and our vendors are prepared to cover the cost of its removal, should this be requested.

what3words | dozen.swanky.duos



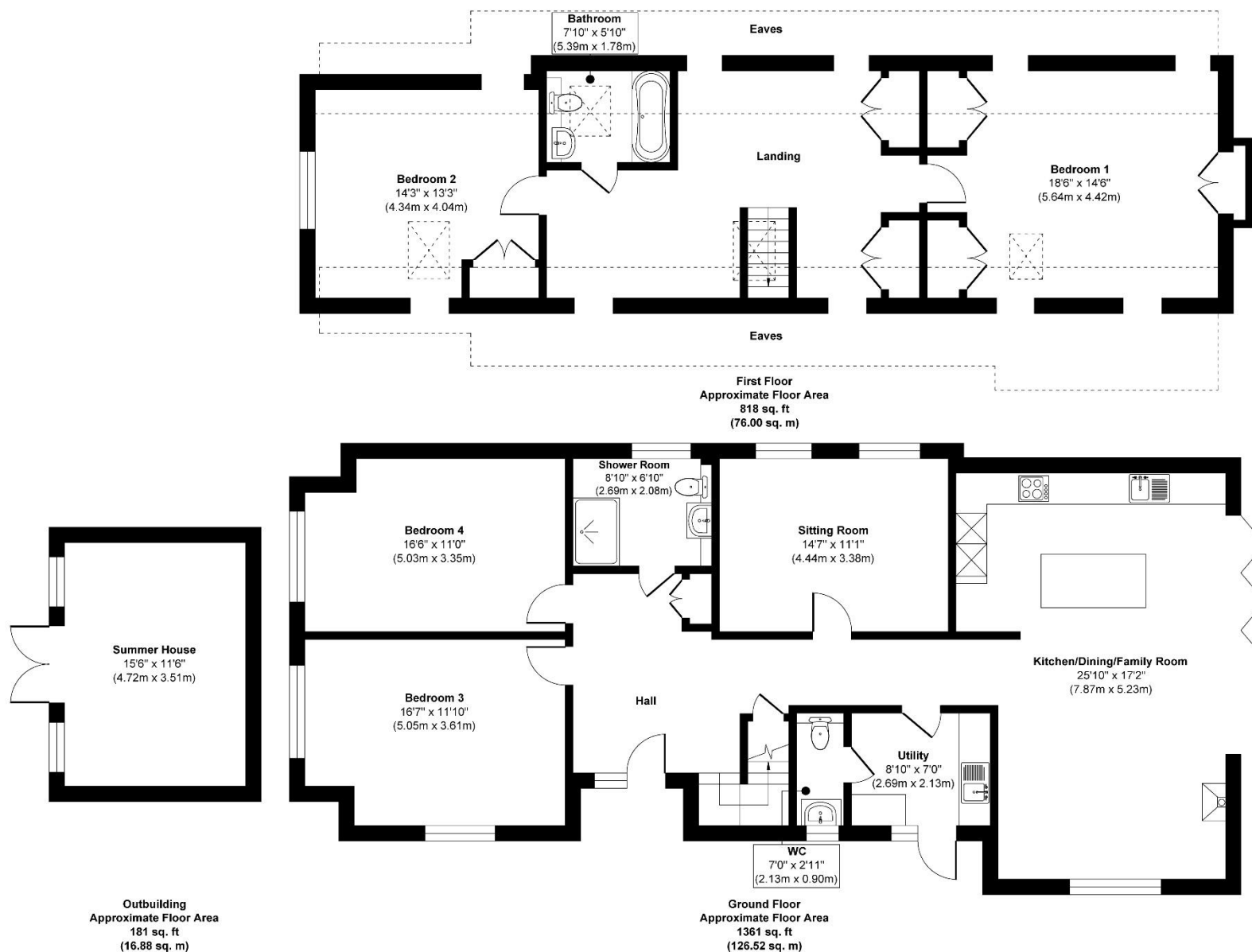


Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property



1 New Parade, East Wittering, West Sussex, PO20 8EA

01243 670765

sales@astonsofsussex.co.uk | www.astonsofsussex.co.uk

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