



10 Cakeham Way

West Wittering

West Sussex, PO20 8EQ

Guide Price £350,000

A superb semi-detached BUNGALOW that is IMMACULATLY PRESENTED throughout, situated just a few minutes walk from all the amenities that East Wittering Village has to offer yet being located within the parish of WEST WITTEIRNG. The accommodation comprises a spacious kitchen/breakfast room, TWO DOUBLE BEDROOMS, south west aspect sitting room, family bathroom & CONSERVATORY. Garage & Drive.

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.

EPC - D



Tenure

Freehold.

Porch

Door to entrance hallway.

Entrance Hall

Doors to all rooms, radiator, cloaks/storage cupboard.

Sitting Room 14'0" (4.27m) x 9'8" (2.95m)

With a south easterly aspect and double glazed window to front elevation, feature fire place, radiator.

Bedroom 2 11'2" (3.4m) x 8'7" (2.62m)

Double glazed window to front aspect, radiator.

Bedroom 1 14'1" (4.29m) x 10'3" (3.12m)

Double glazed window and door to rear aspect, radiator, fitted wardrobes, storage cupboard.

Bathroom

Window to rear aspect. White suite comprising panelled bath with shower over, low level WC & wash hand basin.

Kitchen/Breakfast Room 11'9" (3.58m) x 8'7" (2.62m)

Fitted kitchen comprising a matching range of cream shaker style wall and base level units with work surface over and inset sink and drainer with mixer tap. Integrated gas hob with extractor fan over and oven under. Space and plumbing for washing machine, fridge & freezer.

Conservatory

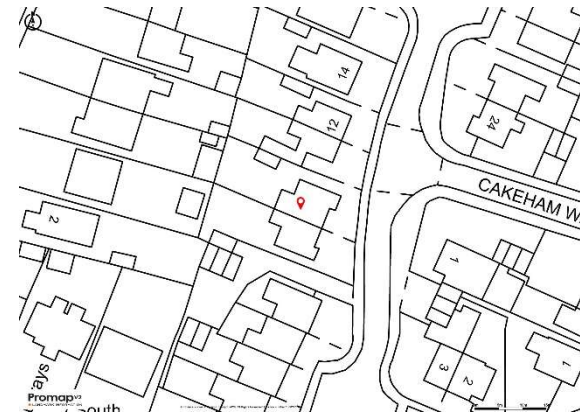
With door to garden, radiator.

External & General

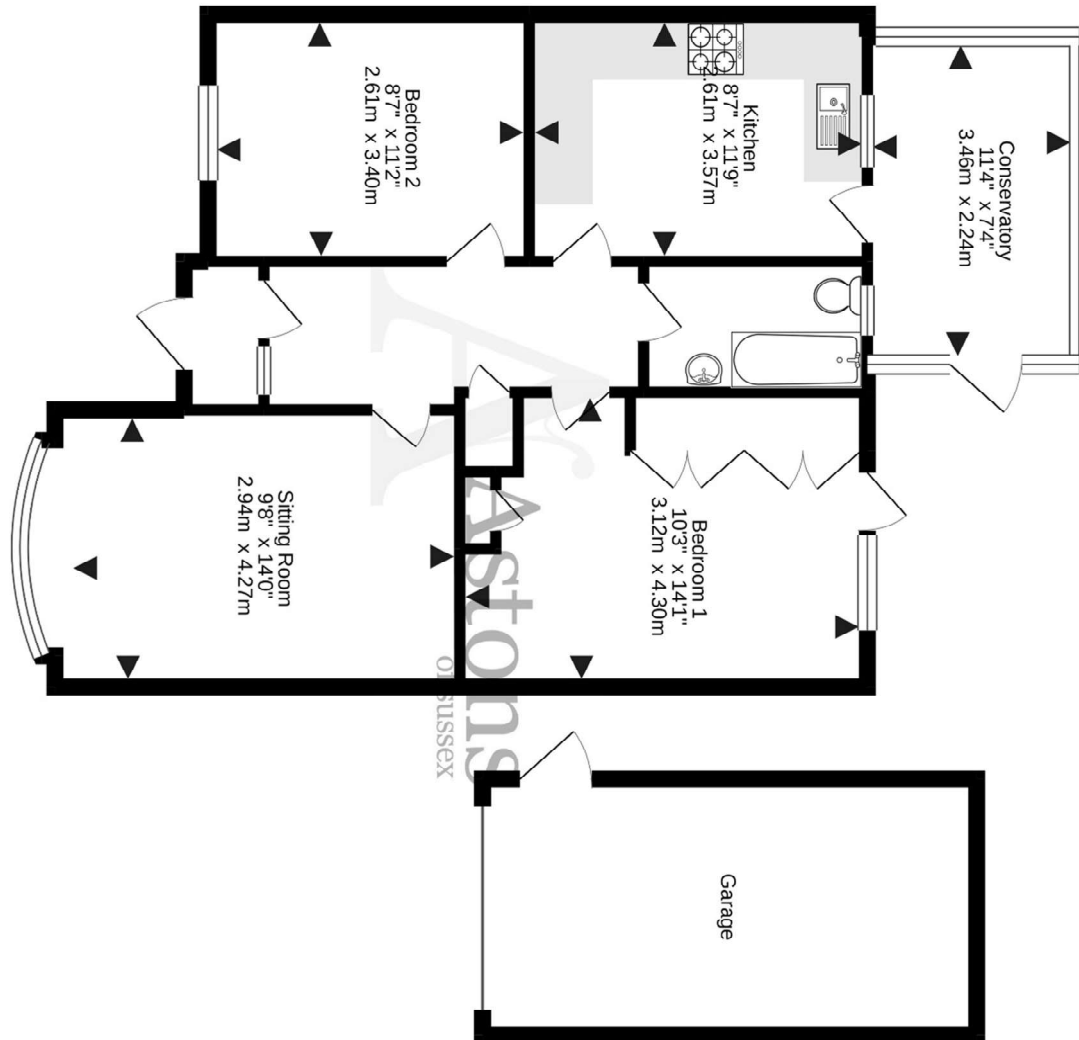
Front garden laid to lawn with pathway leading to porch. Driveway for multiple vehicles leading to the garage.

The rear garden is fully enclosed, mainly laid to lawn and of a good size with a concrete patio area. Side pedestrian door to garage.





Ground Floor



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error. The floorplan is for information only and should not be relied upon for any purpose. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



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