



4 Kimbridge House

Kimbridge Road, East
Wittering, PO20 8PE

Guide Price £200,000

LOCATION

East Wittering village centre includes a good range of local facilities including: Infants and junior school, doctors, chemist, dentist, library, two mini supermarkets, post office, local butchers, bakers and greengrocers to name but a few. West Wittering is a coastal village in West Sussex. 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 – C.

Tenure

Leasehold with remainder of 125 year lease granted in 2008. Ground rent £125 p.a rising to £150 p.a. in 2031 and £275 p.a from 2056.

Entrance Hall

Doors to all rooms.

Sitting Room/Kitchen 17'3" (5.26m) x 10'7" (3.23m)

Double glazed windows, radiator.

Bedroom 1 11'3" (3.43m) x 11'0" (3.35m)

UPVC double glazed window to side aspect, fitted cupboard, radiator.

Bedroom 2 11'3" (3.43m) x 10'6" (3.2m)

UPVC double glazed to front aspect, radiator, fitted cupboard.

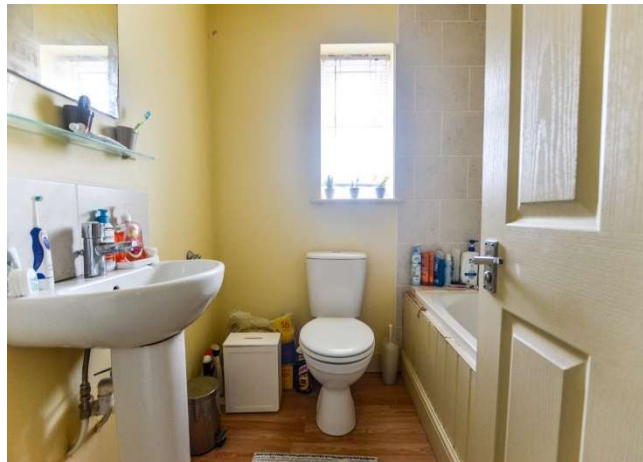
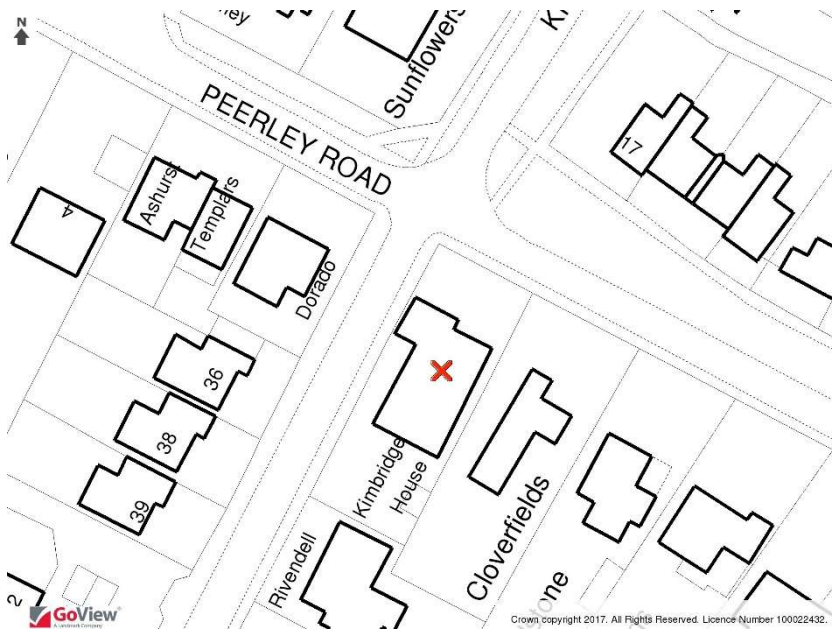
Bathroom

UPVC double glazed obscured window to front aspect. Modern suite comprising of panelled bath with shower over, pedestal wash hand basin, low level W.C, laminate floor.

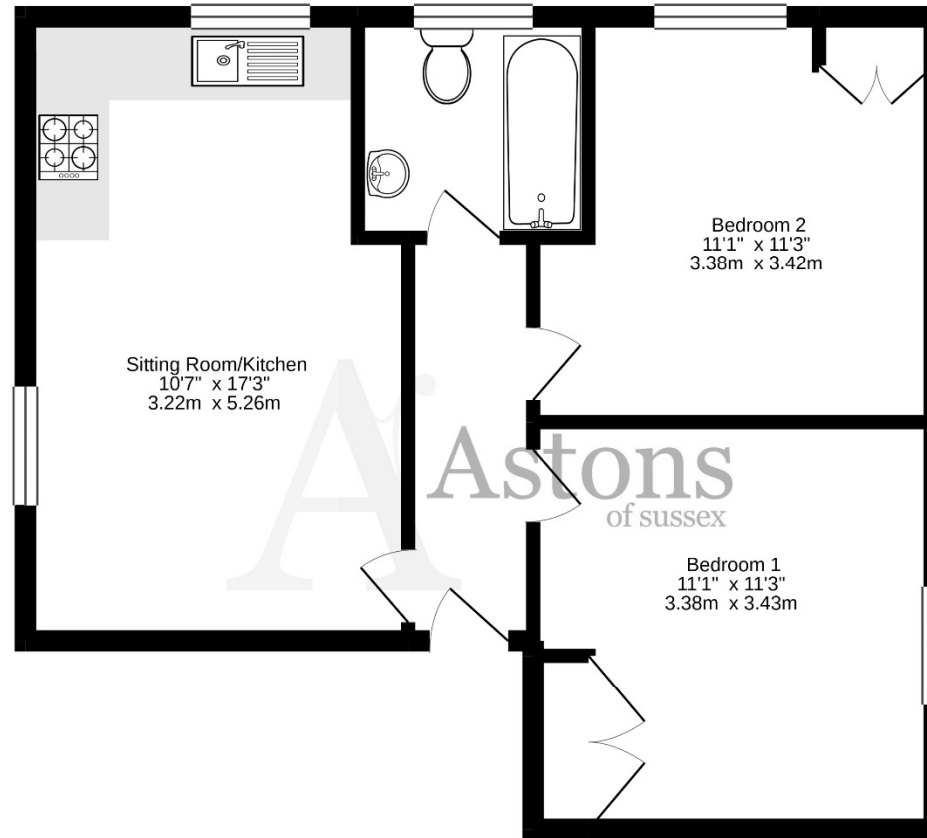
External & General

Allocated parking space with communal store to the side.





First 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, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2021



Selsey Office
104-106 High Street
Selsey, West Sussex
PO20 0QG

01243 607809

1 New Parade
East Wittering
West Sussex
PO20 8EA

01243 670765

sales@astonsofsussex.co.uk
lettings@astonsofsussex.co.uk

www.astonsofsussex.co.uk

Zoopa  

Astons of Sussex for themselves and the VENDORS or Lessors of this property, whose agents they are, give notice that 1) these particulars are produced in good faith, are set out as a guide only and do not constitute any part of a contract. 2) No person in the employment of Astons of Sussex has any authority to make or give representation or warranty in respect of this property. 3) Photographs may include lifestyle shots and local views. There may also be photographs including chattels not included in the sale of the property. 4) Measurements given are approximate and should not be relied upon and are for guidance only. Company No: 4647991