



24 Russell Road

A brand new three bedroom house within walking distance of the village



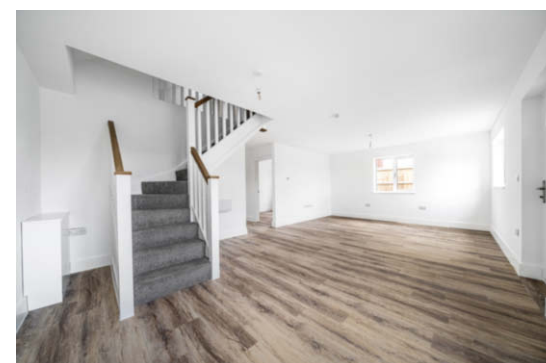
- ▶ **New Build**
- ▶ **2 En Suite Shower Rooms**
- ▶ **Good Size Sitting Room**
- ▶ **Walk to Beach**
- ▶ **No Onward Chain**
- ▶ **Three Bedrooms**
- ▶ **Bathroom**
- ▶ **Combined Kitchen & Dining**
- ▶ **Walk to Shops**
- ▶ **10 Year Building Guarantee**

This brand new detached house is situated in a popular residential road in a desirable coastal location. The property is within walking distance of both the village centre and the beach.

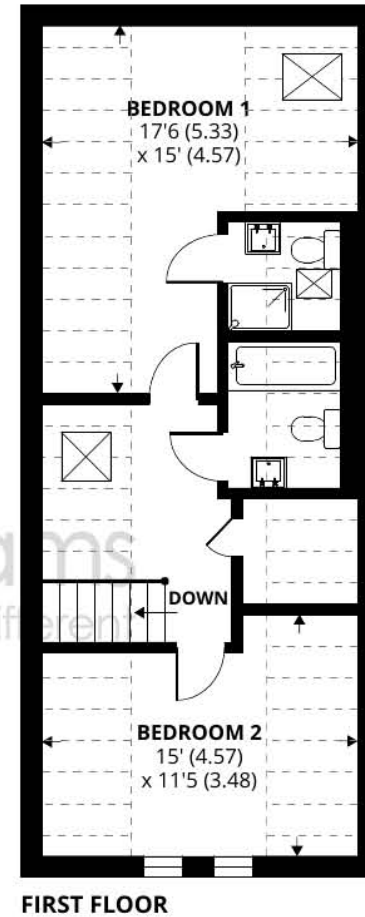
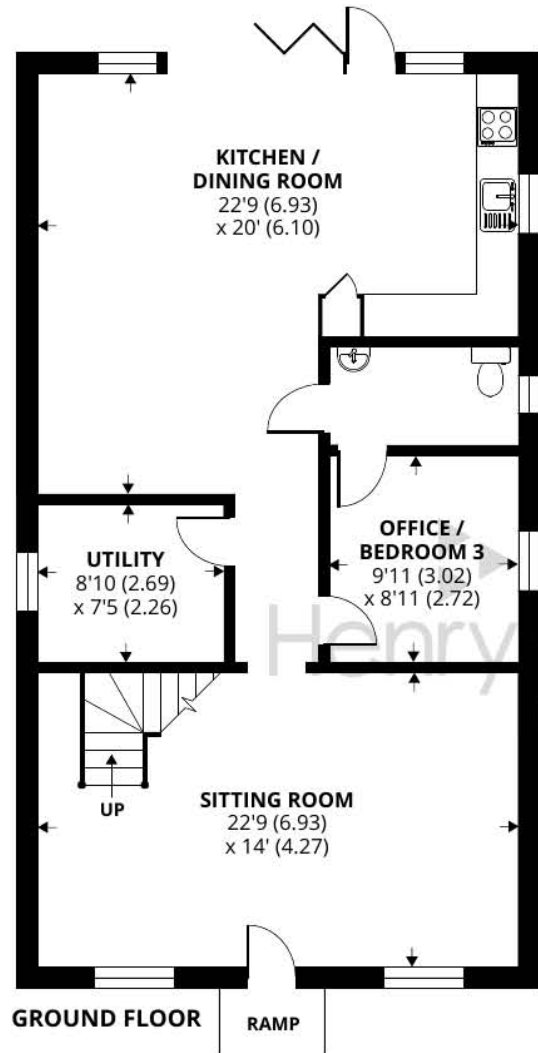
In all, the property measures 1,214 sq ft and comprises: A good size, west facing sitting room, a utility room/boot room, a ground floor bedroom/office with an en suite bathroom which can also be accessed from the family area of the open plan kitchen-dining room. The kitchen-dining-family room stretches the full width of the back of the property and overlooks the rear garden. The kitchen features a range of integral appliances including a fridge freezer, dishwasher oven and hob.

A staircase from the sitting room rises to the first floor landing, where the family bathroom and two double bedrooms will be found. The master suite benefits from an en suite shower room.

Outside, there is ample private parking on the gravel driveway and a lawned area. The rear garden is a good size and is mainly laid to lawn with a patio area and borders ready for planting.



Denotes restricted head height



Approximate Area = 1214 sq ft / 112.8 sq m
Limited Use Area(s) = 335 sq ft / 31.1 sq m
Total = 1549 sq ft / 143.9 sq m

For identification only - Not to scale



Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.

Location

Situated within walking distance from the beach, within the parish of West Wittering, some 7 miles to the south-west of Chichester. The beaches in the Witterings enjoy views towards the Isle of Wight and are popular with Kitesurfers and Windsurfers. The village nearby (at East Wittering) offers a range of local facilities including: infants/junior school, GP's surgery, dentist, library, 2 mini supermarkets and a range of quality independent shops. There is also a regular bus service to Chichester with its wide range of shops, cinemas, restaurants, Festival Theatre and main line railway station. The world-famous Goodwood Racecourse and Motor Circuit are some 3 miles beyond Chichester.

Directions

From our office in Shore Road proceed toward the parade of shops, turn left in to Cakeham Road, followed by the next left into the continuation of Cakeham Road. Take the first turning on the right in to Russell Road whereby number 24 will be found on the right hand side after a short distance.

Council Tax Band ?

