



12 Howard Avenue

A well proportioned three bedroom detached bungalow situated just moments from the beach.



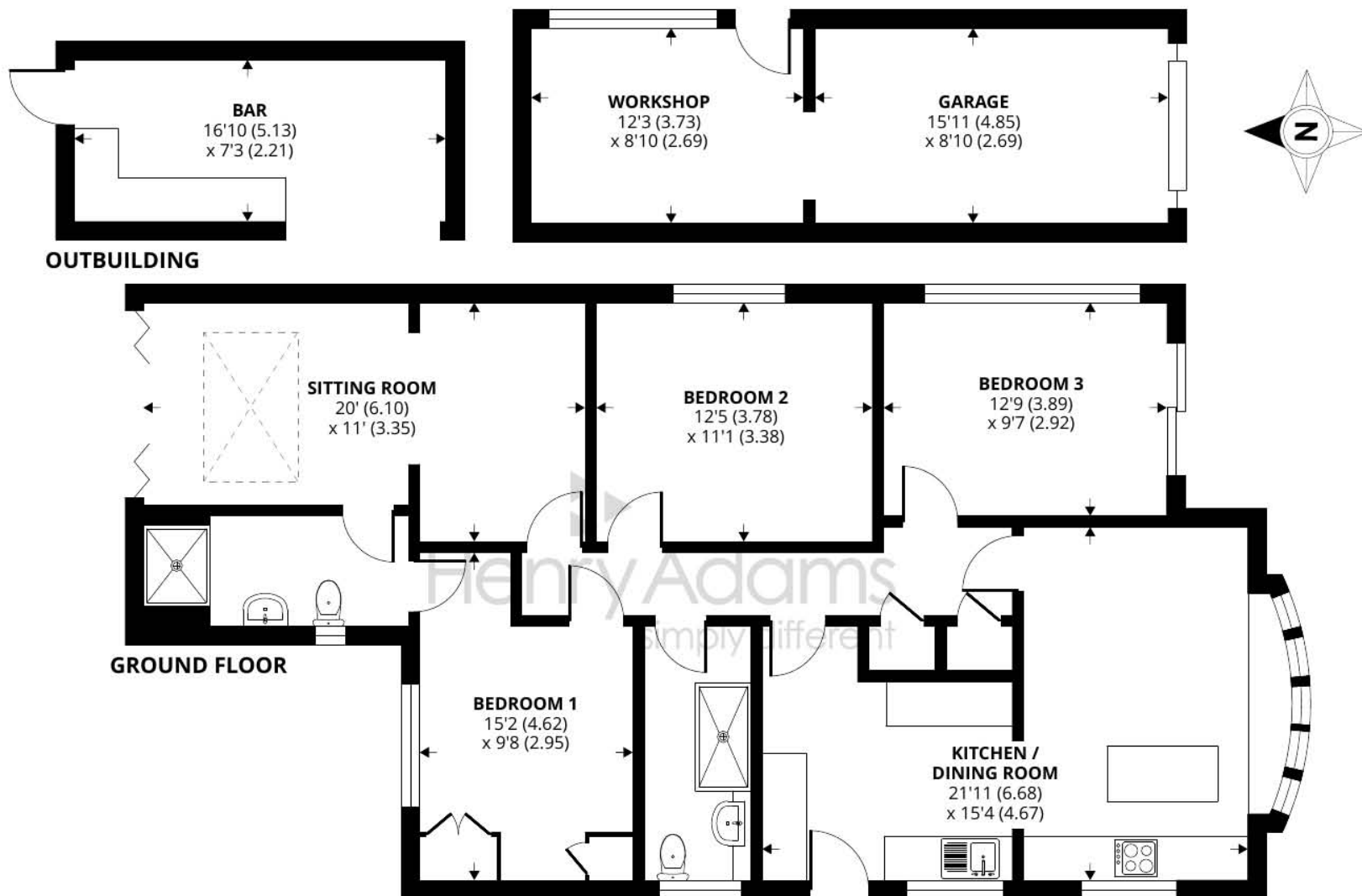
- ▶ Sought-after location
- ▶ Private driveway and garage
- ▶ Bar and outside seating area
- ▶ Moments from the beach
- ▶ Workshop
- ▶ Option to extended STPP

Situated in a popular and sought-after location, just moments from the beach, this three-bedroom detached bungalow presents a perfect blend of modern comfort and timeless charm. As you enter through the front door, you will be greeted by a thoughtfully designed open-plan kitchen diner. This seamlessly flows into the hallway where you will find three well-proportioned double bedrooms and an extended living area which opens up onto the rear garden. This creates an inviting space for family gatherings and entertaining.

The property consists of ample off-road parking, providing the convenience of accommodating multiple cars. Further enhancing the appeal is the inclusion of a garage and workshop, giving versatility and functionality.

Stepping into the well landscaped north-facing garden, the laid to lawn features swaying palm trees, creating the perfect backdrop. Two well-appointed seating areas beckon, with one uniquely enclosed, featuring a bar. This outdoor area offers the perfect setting for al fresco dining, entertaining friends or to enjoy some privacy.





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Approximate Area = 1147 sq ft / 106.5 sq m

Garage & Workshop = 255 sq ft / 23.7 sq m

Outbuilding = 123 sq ft / 11.4 sq m

Total = 1525 sq ft / 141.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Henry Adams. REF: 1060455

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

The property is situated 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 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 the centre of the East Wittering village, proceed in a westerly direction along Cakeham Road towards West Wittering. Upon leaving East Wittering, take the last left hand turning into Jolliffe Road, followed by the first right turn into Howard Avenue. Number 12 will be found on the right hand side before the bend.

