



5 Third Avenue

Beautifully presented, 2 bedroom bungalow, just 2 roads back from Bracklesham Beach



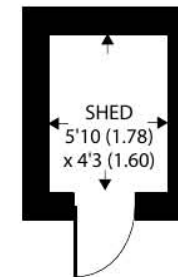
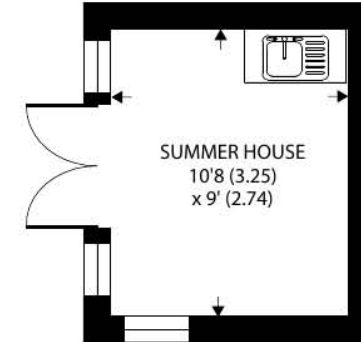
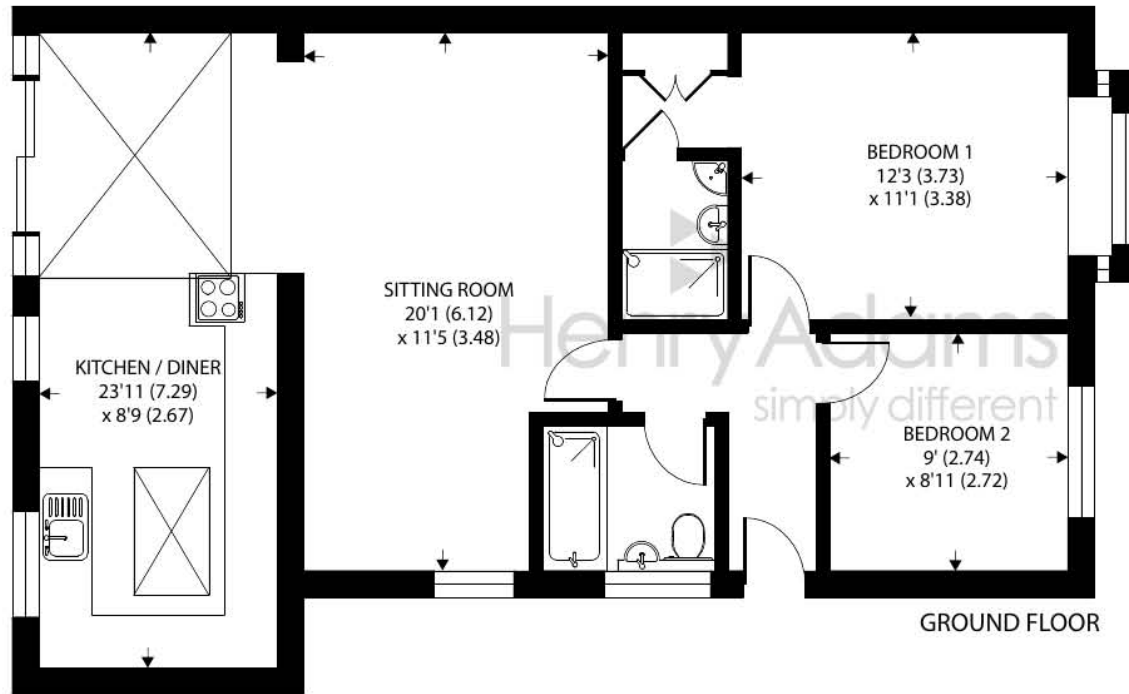
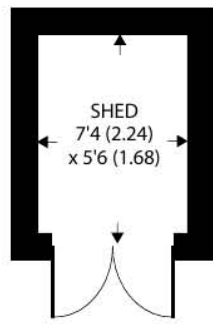
- ▶ Beautifully Presented Throughout
- ▶ En Suite to Principal Bedroom
- ▶ Modern Fitted Kitchen
- ▶ 2 Roads From the Seafront
- ▶ 2 Double Bedrooms
- ▶ L Shape Living / Dining Area
- ▶ South Westerly Facing Garden
- ▶ Local Amenities Close By

5 Third Avenue is a beautifully presented and impeccably maintained semi-detached bungalow that has undergone recent renovations by its current owners. With careful attention to detail, the layout of this charming property provides spacious and well-proportioned rooms, offering a contemporary and comfortable living experience. The accommodation comprises two generous double bedrooms, including a principal bedroom with an en suite shower room, a separate family bathroom, and an open plan living area consisting of an L-shaped lounge diner and a modern fitted kitchen with a breakfast bar. The property boasts an abundance of natural light which contributes to its warm and inviting ambiance.

To the rear of the property, a delightful west-facing garden provides an idyllic setting for relaxation and unwinding. A number of outbuildings including a summer house and two sheds, offer versatile space for entertaining or convenient storage. Low-maintenance yet private, this garden serves as the perfect outdoor living area. To the front, the property benefits from a driveway, providing ample parking for multiple vehicles.

5 Third Avenue is conveniently located just 2 roads back from Bracklesham beach, and just a short distance from East Wittering village and local amenities offering an exceptional coastal living experience.





Approximate Area = 832 sq ft / 77.3 sq m

Outbuilding(s) = 166 sq ft / 15.4 sq m

Total = 998 sq ft / 92.7 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.

Directions

From our office in Shore Road, proceed north onto Cakeham Road, and take a right onto Stocks Lane, proceed to the end of the road and turn right onto Bracklesham Lane. Proceed towards the end of the road, and turn left into Farm Road, just after 'GOAT Coffee Co.' Continue for 1/4 mile and Third Avenue is on the right hand side.

Location

Situated in the coastal Village of East Wittering, some 7 miles to the south-west of the City of Chichester. The beach enjoys views towards the Isle of Wight and is popular with windsurfers. The village offers a range of facilities including: infants/junior school, GP surgery, chemist, dentist, library and a range of quality, independent shops. There is also a regular bus service to Chichester which offers a full range of shops, leisure facilities, cinemas, restaurants, Festival Theatre and main line railway station. The world- famous Goodwood Racecourse and Motor Circuit are some 3 miles beyond Chichester.

