



## 186b Stocks Lane

A 3 bedroom end of terrace house with a South facing garden, situated just moments from the beach and East Wittering Village.



- ▶ No Forward Chain
- ▶ En Suite to Principal Bedroom
- ▶ Off Road Parking
- ▶ Three Bedroom House
- ▶ South Facing Garden
- ▶ East Wittering Village Close-by

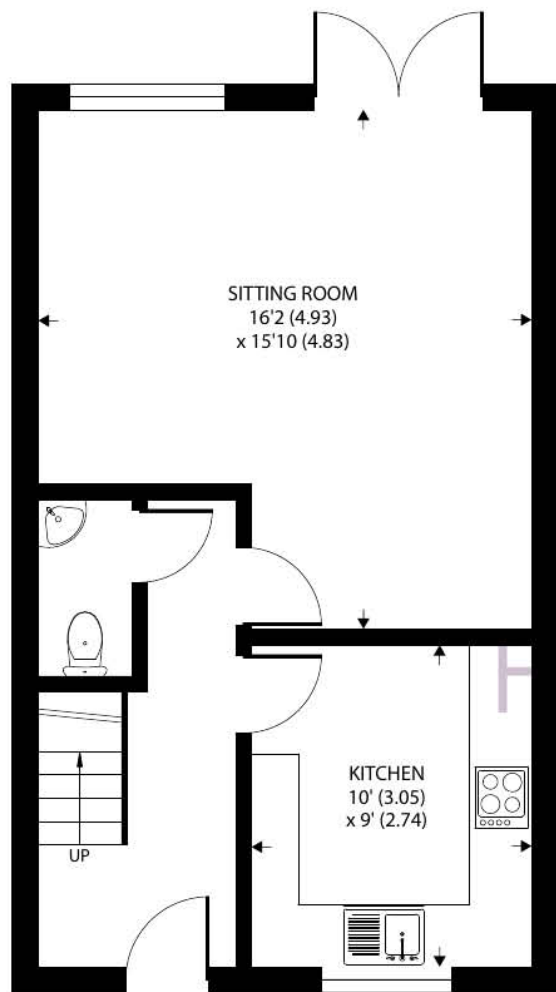
186b Stocks Lane presents a charming three-bedroom end-of-terrace home, offered to the market with no forward chain. Situated within a small development of just three houses, this property enjoys a prime location, just a short walk to the local beach and the village amenities of East Wittering.

Upon entry, you're welcomed by an inviting entrance hall with a cloakroom and a handy under stairs cupboard. The kitchen offers ample storage and is complemented by a spacious, L-shaped sitting/dining room, featuring double doors that open onto the rear garden.

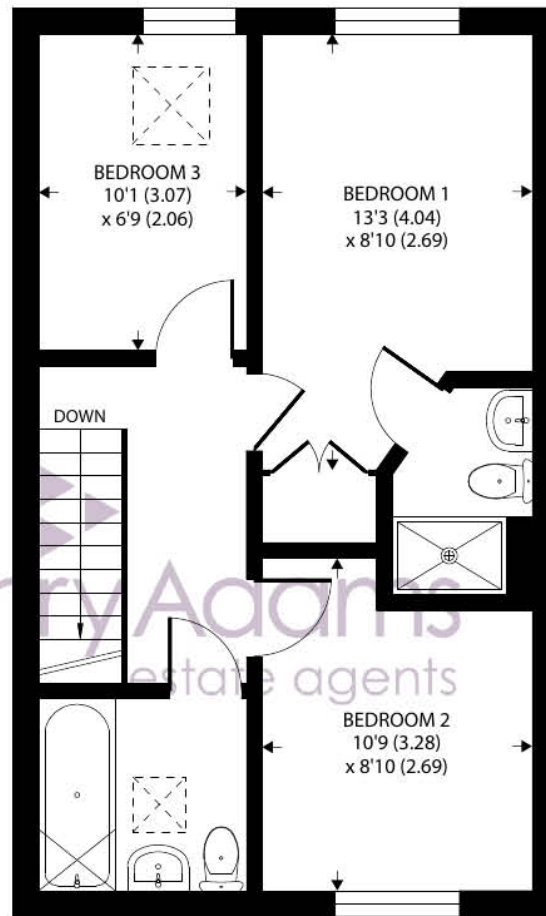
Ascending the staircase from the entrance hall, you'll find the first-floor landing leading to the family bathroom and three bedrooms. Both bedrooms one and two are spacious doubles, with the principal bedroom benefiting from built-in wardrobes and an en suite shower room.

The property comes with two allocated parking spaces conveniently positioned directly in front of the house. The rear garden enjoys a southerly aspect and is predominantly laid with artificial lawn for easy maintenance, complemented by a patio area and a side access gate. Additionally, there is a garden shed available for convenient storage.

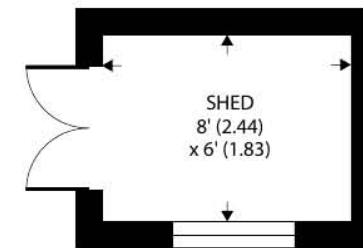




GROUND FLOOR



FIRST FLOOR



OUTBUILDING

Approximate Area = 873 sq ft / 81.1 sq m

Outbuilding = 48 sq ft / 4.4 sq m

Total = 921 sq ft / 85.5 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 this office return to the centre of the village and turn right into Cakeham Road. At the junction, turn right towards Bracklesham Bay along Stocks Lane, passing the speed camera on the right. The property will be found towards the end of the road on the right-hand side, just after Legion Way.

## Location

The coastal Village of East Wittering is located some 7 miles to the south west of the Cathedral city of Chichester. The beach enjoys views over the English Channel to the Isle of Wight and is popular with windsurfers. The village offers a range of local facilities including: infants and junior school, doctors' surgery, chemist, dentist, library, two mini supermarkets, post office, local butchers, bakers and greengrocers to name but a few. There is also a regular bus service to Chichester which offers a fully comprehensive range of shops and leisure facilities, cinemas, trendy restaurants, the Festival Theatre, and a main line train station to London Victoria. The world famous Goodwood race course and motor circuit are some 3 miles beyond Chichester. Sailing can be enjoyed at both the Chichester marina and Itchenor sailing clubs.

