



## 8 Cormorant Way

A renovated and refurbished two bedroom semi detached bungalow situated just moments from the beach and local amenities.



- ▶ **Redecorated and Refurbished in Recent Years**
- ▶ **Spacious Sitting / Dining Room**
- ▶ **Modern Fitted Shower Room**
- ▶ **Garage and Parking Space**
- ▶ **Semi Detached Bungalow**
- ▶ **Well Equipped Kitchen**
- ▶ **Private Rear Garden**
- ▶ **No Forward Chain**

8 Cormorant Way is a delightful semi-detached bungalow located on the outskirts of the charming village of East Wittering, within walking distance of the popular beach and 'Billy's on the Beach' café/restaurant at Bracklesham Bay.

Upon entry, the accommodation has a light and welcoming feel, having been refurbished and redecorated in recent years. The bungalow comprises an entrance hall, a spacious sitting/dining room with a large window, and a modern kitchen fitted with a built-in oven, hob, extractor fan, and dishwasher, along with spaces for a washing machine and fridge/freezer. The property also features two bedrooms and a refurbished shower room. Additional highlights include gas-fired central heating and double glazing.

Outside, the front garden is open plan with a lawn area and a concrete path leading to the side gate. The rear garden is enclosed with larch lap fencing on two sides and is mainly laid to lawn with a patio and some shrubs, providing a good level of privacy. The garden has direct access to the single detached garage at the rear, and there is an additional allocated parking space next to the garage.





Approximate Area = 587 sq ft / 54.5 sq m (excludes garage)

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 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.

## Directions

Proceed from this office back towards the village centre and turn right along Stocks Lane. At the t-junction with Bracklesham Lane, turn right, then take the first right into Cormorant Way. No. 8 will be found a short way down on the right.

Chichester District Council Tax Band - C £1,993.65

