



**15 Kimbridge Road, East Wittering**

Guide Price **£340,000**



**Henry Adams**  
estate agents



# 15 Kimbridge Road

East Wittering, Chichester

This two-bedroom semi-detached house provides an exceptional opportunity for both first-time buyers and investors alike. The property boasts a spacious interior layout, complete with a good sized living room, ideal for entertaining guests or relaxing in comfort. With the potential to extend, subject to planning permission, this residence offers the prospect of customising and expanding the living space to suit individual preferences.

Benefiting from gas central heating, residents can enjoy a warm and comfortable environment throughout the changing seasons. Situated in close proximity to local amenities, including shops and a convenient bus route, daily necessities are easily accessible. Moreover, the property's prime location places it within a mere stone's throw from the beach, offering residents the opportunity to embrace tranquil coastal living with ease.

Council Tax band: C

Tenure: Freehold

- TWO BEDROOM SEMI-DETACHED HOUSE
- ROOM TO EXTEND SUBJECT TO PLANNING PERMISSION
- GAS CENTRAL HEATING
- NEAR LOCAL SHOPS AND BUS ROUTE
- WITHIN VERY SHORT WALKING DISTANCE OF THE BEACH
- NO FORWARD CHAIN



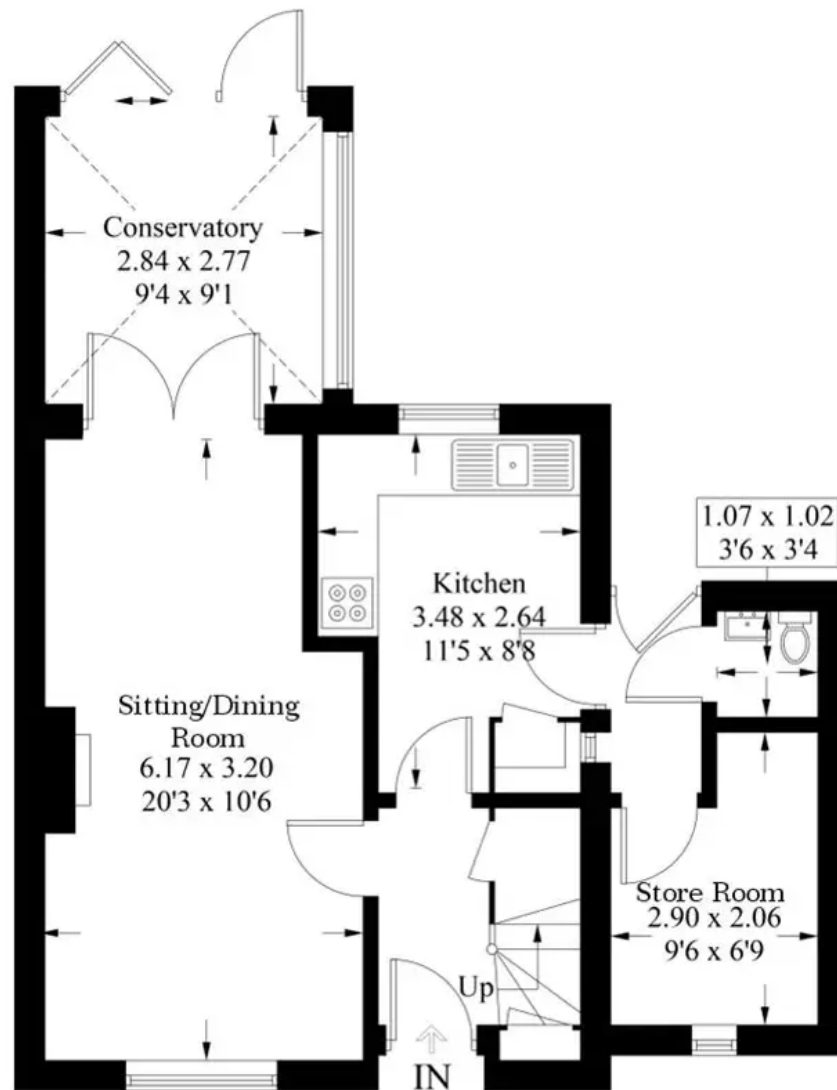




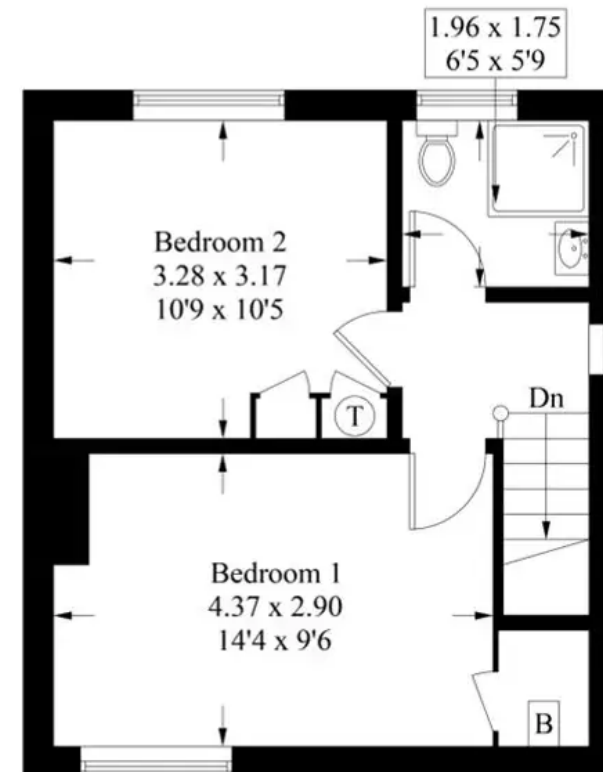


# Kimbridge Road, PO20 8PE

Approximate Gross Internal Area = 84.1 sq m / 905 sq ft



**Ground Floor**



**First Floor**

These plans are for illustration purposes only as defined by RICS - Code of Measuring Practice.  
Not to scale. Created by Emzo Marketing





## Henry Adams – East Wittering

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