



50 Harrow Drive

With fresh paintwork and new carpets throughout, 50 Harrow Drive is an immaculately presented detached house.



- ▶ Detached Chalet Bungalow
- ▶ Conservatory
- ▶ Well Established Rear Garden
- ▶ No Forward Chain
- ▶ Quiet Cul-de-sac Location
- ▶ Sitting Room with Bay Window
- ▶ Built in Wardrobes in First Floor Bedrooms
- ▶ Garage, Carport and Driveway
- ▶ A Short Walk to The Village

Upon entering, you are greeted by a bright hallway with elegant bamboo flooring, leading directly to the spacious sitting room. This inviting space draws your attention with its large bay window, flooding the room with natural light. The layout seamlessly flows into the fitted kitchen, which boasts ample storage and a sleek modern design.

The ground floor offers remarkable flexibility with two versatile rooms. Previously used as bedrooms, these spaces work equally well as a home office and formal dining room. An elegant conservatory extends the dining room, offering an additional reception area with delightful views over the garden. A convenient WC fitted with natural stone, completes the downstairs layout.

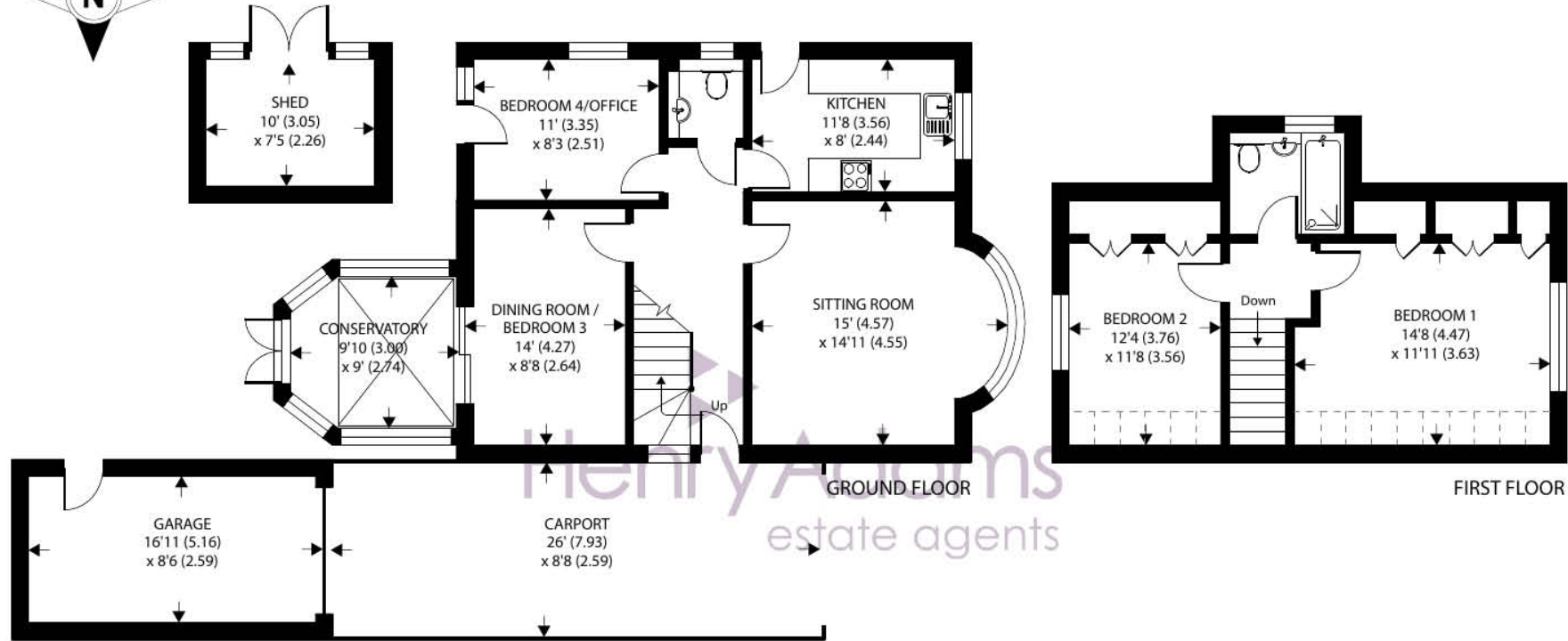
The staircase from the hallway rises to the first floor, benefiting from a large understairs cupboard. Upstairs, two generously sized bedrooms, both with built-in wardrobes, are bathed in natural light and offer substantial eaves storage. These rooms are serviced by a modern family bathroom finished in natural stone, completing the upper level's layout.

Outside, the rear garden is fully enclosed and predominantly laid to lawn, with mature, well-established borders and a patio area. A charming summer house provides extra storage or could be transformed into a garden room. The detached garage has electricity and lighting, along with a carport and a driveway offering ample off-road parking for residents and guests. The property also features a removable ramp to the front door for ease of access.





Denotes restricted head height



Approximate Area = 1154 sq ft / 107.2 sq m
Limited Use Area = 48 sq ft / 4.5 sq m
Garage = 147 sq ft / 13.6 sq m
Outbuilding = 75 sq ft / 6.9 sq m
Total = 1424 sq ft / 132.2 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.

Location

Situated within walking distance from the beach, 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 Kitesurfers and 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.

FAQ's

No Gas to the property, but it is available in the road.

Electric Storage Heaters

Mains Water and Drainage

Chichester District Council Tax Band D

