



## 22 Oakfield Avenue, East Wittering

An attractive, cottage-style bungalow in a convenient location close to village and beach.



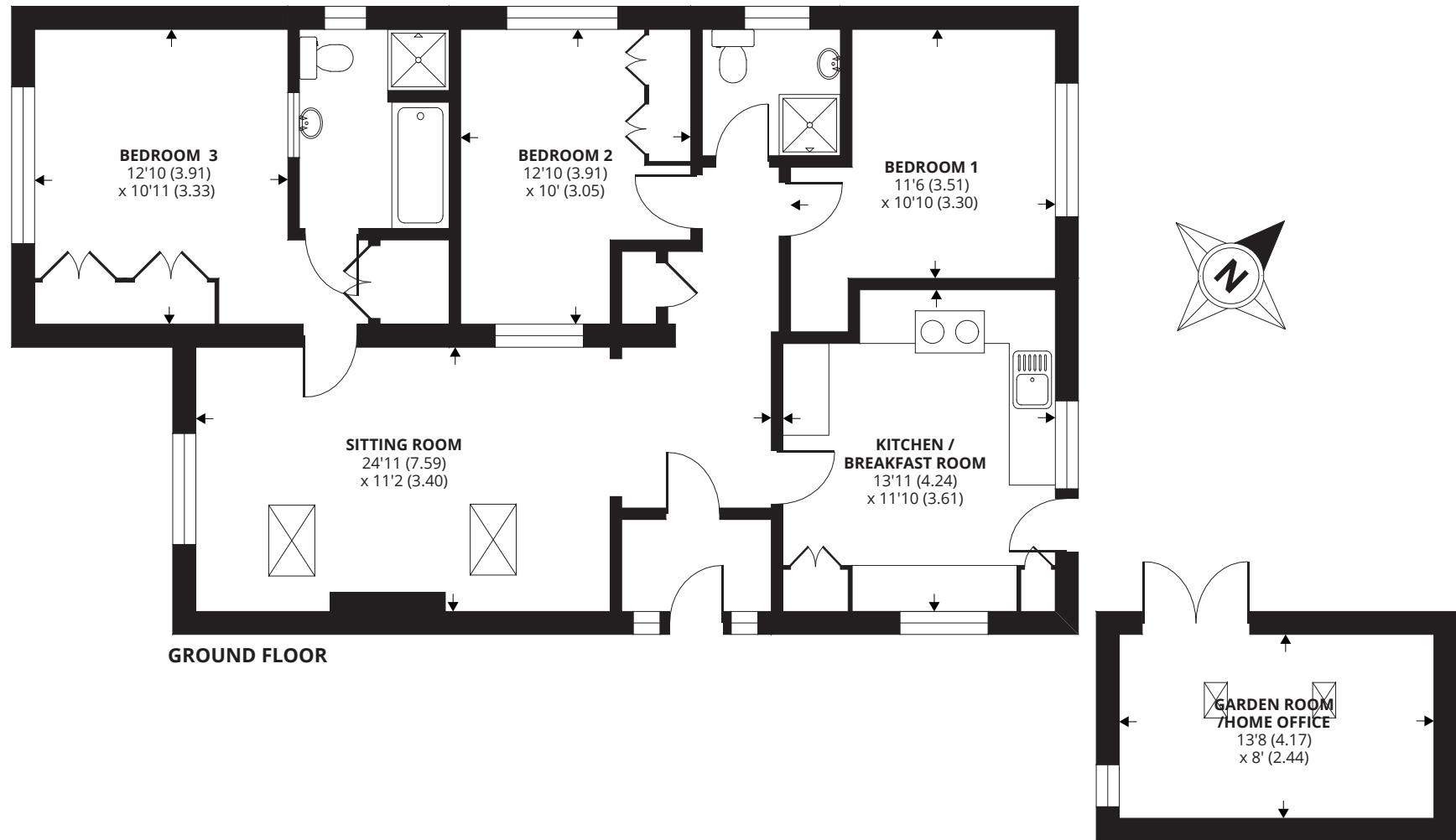
- ▶ **Character Detached Bungalow**
- ▶ **Three Bedrooms**
- ▶ **Kitchen/Dining Room + Aga**
- ▶ **Family Bathroom**
- ▶ **Parking in Driveway**
- ▶ **Convenient for Shops + Beach**
- ▶ **Sitting Room with Vaulted Ceiling**
- ▶ **En Suite to Master Bedroom**
- ▶ **Garden Room/Home Office**
- ▶ **No Forward Chain**

Offered for sale with the advantage of no forward chain, this attractive detached bungalow has a cottage-style atmosphere, having wooden doors with old fashioned latches, a vaulted and beamed ceiling in the sitting room and an Aga in the fitted kitchen.

The cottage-style door leads into the entrance lobby which, in turn, leads into the spacious sitting room with brick-built open fireplace. The master bedroom has fitted wardrobes and a spacious en suite bathroom. There are two further bedrooms (one with a built-in wardrobe) and a family shower room. The former garage has been converted to a detached garden room that could also be used as a home office or workshop, if desired.

To the front of the bungalow there is sweeping gravel driveway with area of lawn and the rear garden is of a low maintenance design with patio area and timber shed. The property is located in a pleasant residential street, conveniently located approximately 100 yards from the Library and shops and a level walk to the beach.





## Oakfield Avenue, East Wittering, PO20

**APPROX. GROSS INTERNAL FLOOR AREA 1035 SQ FT 96.1 SQ METRES (EXCLUDES GARDEN ROOM / HOME OFFICE)**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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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 of Chichester. The beach enjoys views across the Solent to the Isle of Wight and is popular with windsurfers. The village offers a range of local facilities including: infants/junior school, GP's surgery, chemist, dentist, library, 2 mini supermarkets, post office, butchers, fishmonger, bakers and greengrocers. 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

From this office in Shore Road, return to the village centre and turn right into Cakeham Road. Take the next turning on the right into Oakfield Road then turn immediately left into Oakfield Avenue. No.22 will be found a short way down on the left-hand side.

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