



Kimbridge Park, East Wittering, West Sussex

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**Tod  
Anstee**  
Property Consultants

# Kimbridge Park, East Wittering, West Sussex

Situated in a tucked away position off a cul-de-sac in this hugely popular village, an unmodernised semi-detached bungalow with a west-facing patio garden.

2 bedrooms | sitting room | kitchen | bathroom | entrance lobby | garden | parking





### Description:

Now requiring renovating throughout this tucked away property, in our opinion, is ideal for a first time buyer or those looking for a property within easy reach of the beach and local amenities.

Situated towards the end of a cul-de-sac and with a patio garden to the rear, the property comprises two bedrooms, a sitting room, kitchen, entrance lobby and a bathroom.

The property is approached on a shared pathway and access to the garden is provided along one side. Parking is provided towards the end of Kimbridge Park.



### Situation:

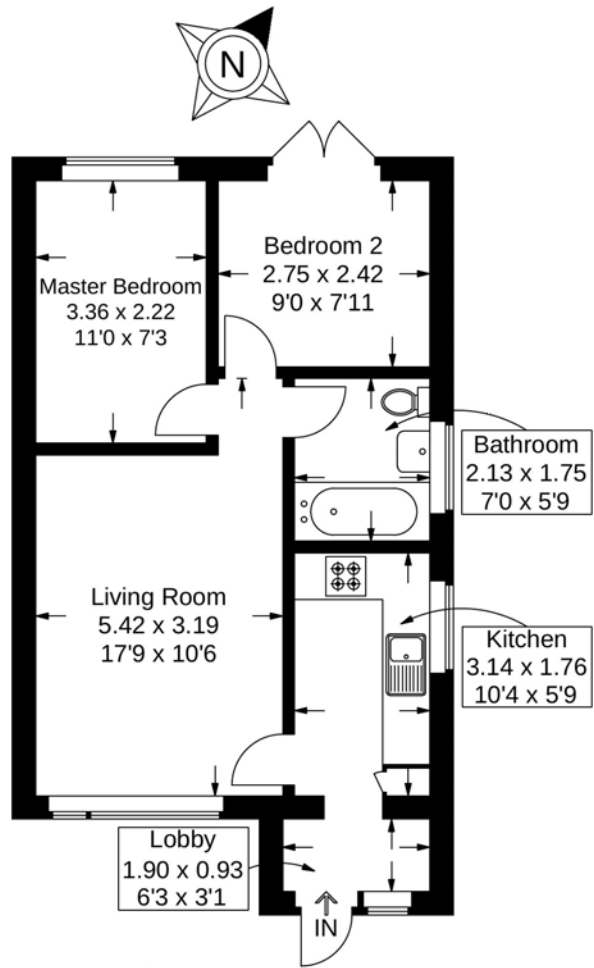
The Witterings are one of the most popular group of villages near Chichester Harbour, designated an area of outstanding natural beauty. Within walking distance is arguably one of the finest beaches on the South Coast. East and West Wittering have many of their own amenities, all within easy distance, including a wide selection of general independent stores, primary schools and public houses.

The cathedral city of Chichester, approx 8 miles to the north, provides extensive shopping and restaurants, together with a mainline railway station with a regular service to London Victoria (1 hour 45 minutes) and Gatwick Airport (approx 1 hour).



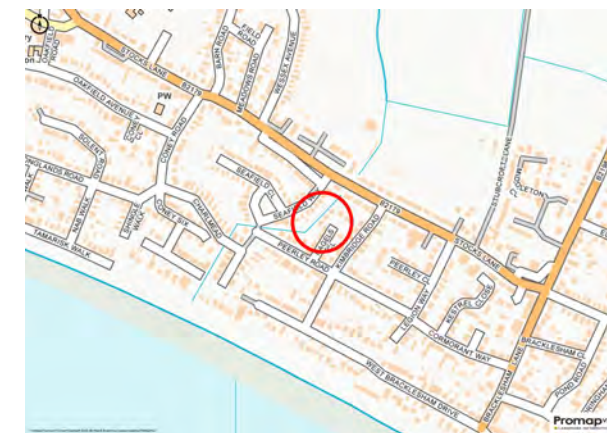
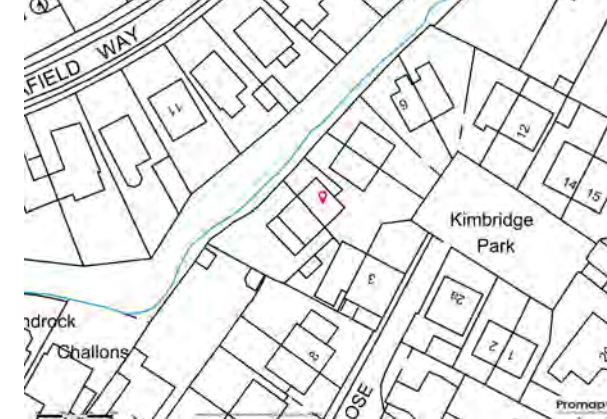
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Approximate Gross Internal Area = 43.6 sq m / 469 sq ft



Ground Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



viewing strictly by appointment

## General Information

FREEHOLD  
EPC Rating: D

Postcode:  
PO20 8RE  
Services:  
Mains drainage / water  
Chichester District Council:  
01243 785166  
West Sussex County Council:  
01243 777100



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