



Guide Price £395,000

17 Harrow Drive, West Wittering, Nr Chichester, West Sussex PO20 8EJ

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Located on the highly requested Sea Estate, Harrow Drive sits in the perfect place to take full advantage of the local village community. Just moments away from the local supermarkets, Doctors, Chemists, Cafes, Restaurants and Independent village shops it is the perfect mix of a quiet residential area with a bustling village life just a few hundred yards away.

Number 17 has undergone a complete renovation which remains unused since completion. The bungalow has also been designed to be as accessible as possible with a concrete ramp up to the front door, minimal room thresholds and a walk-in shower room with sliding door. There has also been a significant upgrade to the properties heating and hot water systems which now features modern electric room heaters in every room and a immersion hot water tank. There has been a substantial layout change with the property now featuring an open-plan kitchen/dining/living room, maximising lounge space. The kitchen has been designed to a high specification and features quality integrated appliances, matte grey kitchen units, marble effect worktops and a roof light. There are two generously sized bedrooms which have been newly carpeted, and both have built in wardrobes.

Outside the property enjoys a pretty, enclosed rear garden comprising a mix of patio and flower borders which is accessible down a concrete ramp leading out from the kitchen door. The property also comes with a single garage which doubles up as a great storage space or workshop.

No Forward Chain.

Viewings are by appointment with Baileys 01243 672217

Entrance Hall: Electric radiator, hard flooring, Coat cupboard, Loft hatch.

Bedroom 2: Carpet, Sliding wardrobes to one wall, Electric radiator, venetian blinds.

Bathroom: Tiled flooring and walls, Walk-in electric power shower, Heated towel rail, WC, Hand Basin and Mirrored vanity unit.

Principal Bedroom: Carpet, Double width built-in wardrobes, Electric radiator, Door to rear garden.

Open-plan Kitchen/Living/Dining Room: Bay window with venetian blinds, Electric radiator, Inset electric fire. Kitchen- A mix of wall mounted matte grey kitchen units and white marble effect work surfaces. Bosch ceramic hob with extractor hood, Bosch electric oven, Integrated dishwasher, integrated fridge/freezer, Stainless steel butler-style sink. Roof light and door leading to ramped access into rear garden.

Outside: Flat pathway and concrete ramp leading to front door. Enclosed rear garden enjoying a mix of patio, gravel and wooden pathways and gravel plantation areas. Side access from driveway and access into the garage.









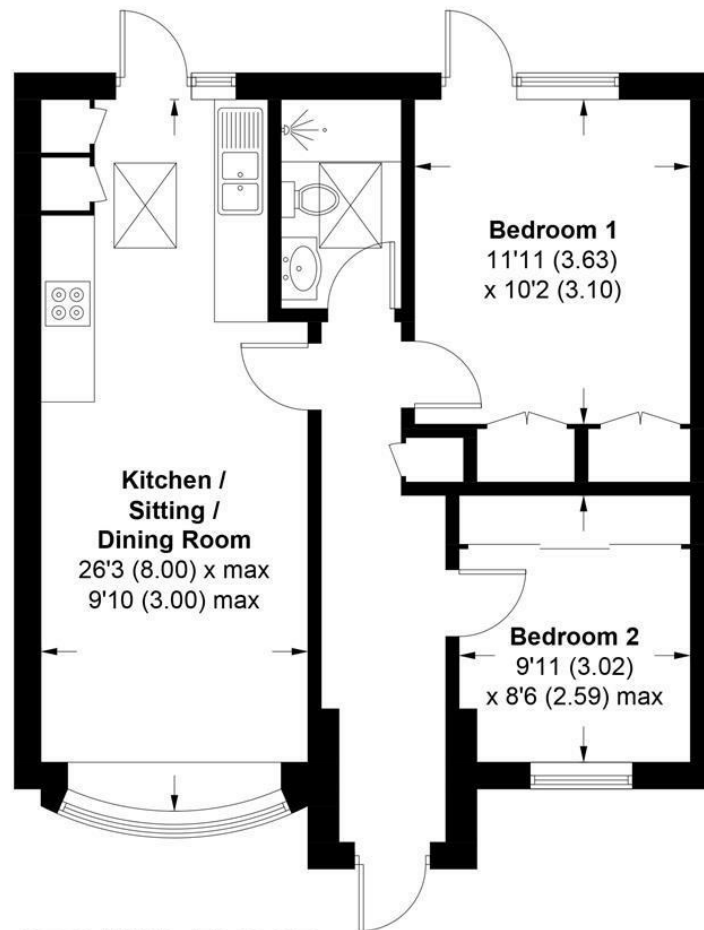


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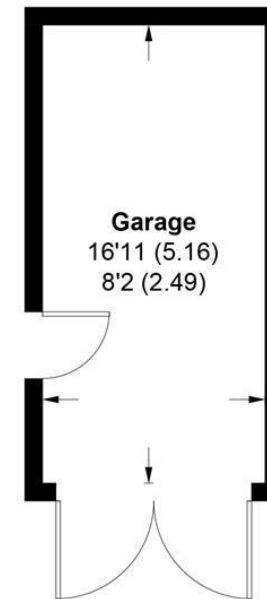
APPROXIMATE GROSS INTERNAL AREA = 601 SQ FT / 55.8 SQ M

GARAGE = 139 SQ FT / 12.9 SQ M

TOTAL = 740 SQ FT / 68.7 SQ M



GROUND FLOOR



(NOT SHOWN IN ACTUAL
LOCATION / ORIENTATION)

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. (ID1187650)

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