



Price Guide £595,000

Stocks Cottage, 55 Stocks Lane, East Wittering, West Sussex PO20 8NH

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Built in 1936, this pretty property was one of nine properties built by a local builder incorporating features commonly found in Sussex cottages. The property is situated on a large, south facing corner plot within only 500 yards of the shops in East Wittering centre and 250 yard of the beach while the local bus stop is close by. The layout offers the option to create a self contained annex.

There is double glazing, gas fired central heating as well as cavity wall insulation.

Entrance Hall: Stairs with half landing to first floor. Under stairs storage cupboard.

Sitting Room: (W) 'Real flame' gas fire in stone surround and hearth. Beamed ceiling. Double doors leading into Conservatory.

Conservatory: (S, W and E) Part brick construction with Upvc framed double glazed windows. Electric radiators. Ceramic tiled floor. Door to the garden.

Dining Room: (N and W) Open fire in brick surround and hearth. Serving hatch.

Kitchen: Pine panelled ceiling. Range of solid pine wall and floor units with 1 and half bowl inset sink unit. 'Ariston' gas hob and 'Creda' built in electric oven. Space for fridge. Opening through into Breakfast Room.

Breakfast Room: Range of white fronted wall and floor cupboard units. Double doors leading to the rear garden.

Inner Hall: Door into additional hallway with access to shower and bedroom.

Cloakroom: W.C. and wash basin.

Shower Room: Wet room design with mains shower.

Bedroom Two: (W)

First Floor Landing: Access to loft area.

Bedroom One: (S and W) Feature south facing bay window. Double built in wardrobe cupboard. Further built in cupboard with hot tank and immersion heater and 'Vaillant' gas fired boiler (fitted July 2022 with 10 year guarantee) Two separate single built in cupboards.

Bedroom Three: (E) Feature bay window.

Bedroom Four/Office: (W)

Bathroom: Panelled bath with wash hand basin and W.C. Pine panelled ceiling.

Outside:

Garage: Electric points and hot and cold feeds for a washing machine. Useful loft storage. Could be integrated with the main building to create an annex.

The front garden has a central lawn surrounded by a rose bed and and cottage style borders. There are two apple trees, black current and raspberry bushes. There is a concrete drive with parking for three vehicles. The owners have also for several years, when needed, parked a couple of cars in Barn Road on he Barn Road private estate where it adjoins the boundary with Stocks Cottage.

The rear garden has a gravelled/concrete area with an aluminium framed green house and two well maintained garden sheds, one with a storage area behind. Small vegetable area.

Viewing: By appointment with the office please: 01243 672217.





















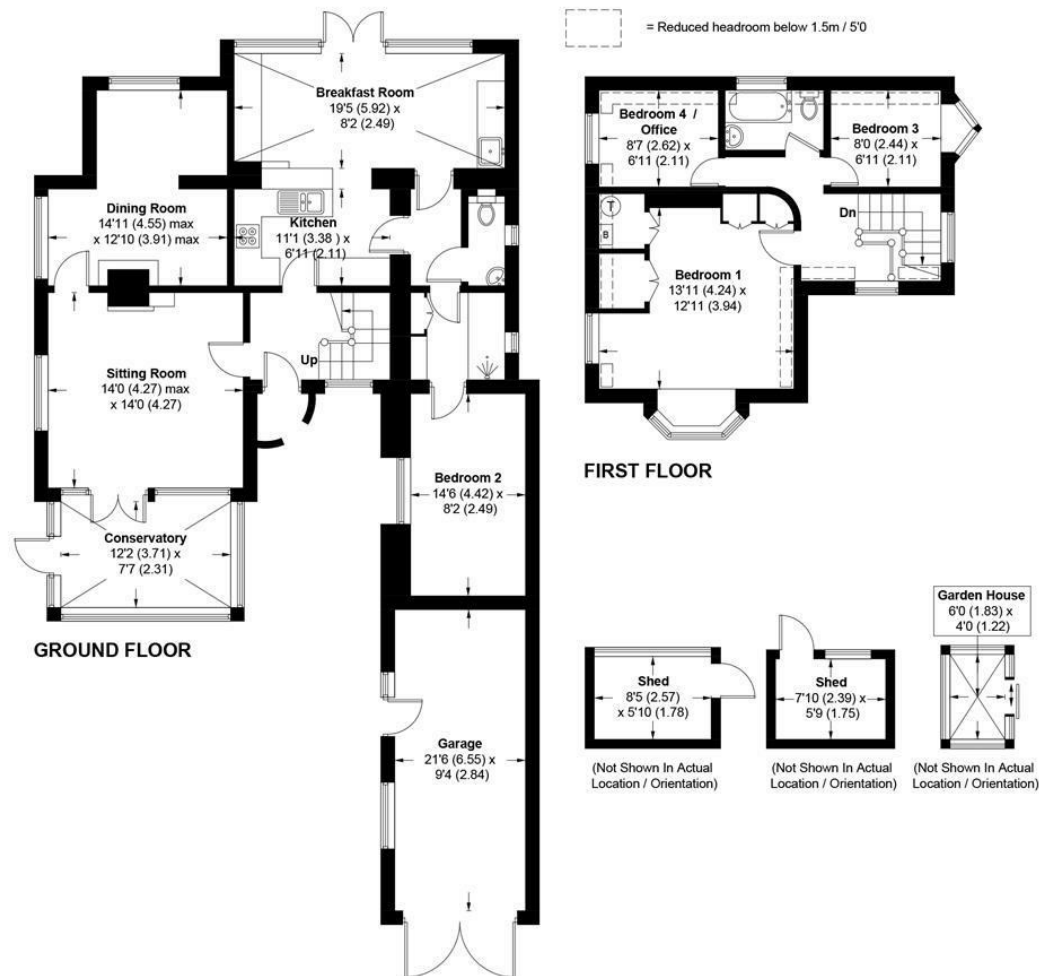


# Stocks Cottage, 55, Stocks Lane, PO20 8NH

APPROXIMATE GROSS INTERNAL AREA = 1482 SQ FT / 137.7 SQ M

OUTBUILDINGS = 325 SQ FT / 30.2 SQ M

TOTAL = 1807 SQ FT / 167.9 SQ M



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. (ID1235555)

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