



Price Guide £775,000

Oak Cottage, 32 Oakfield Avenue, East Wittering, Nr Chichester, PO20 8BU





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'Oak Cottage' is a pretty five bedroom property with a well presented, flexible and deceptively spacious layout. Built in the 1930's, the property has attractive established gardens with ample off road parking.

Close to the village centre, (200m), with its excellent variety of shops, supermarkets, cafes and restaurants, as well as a large Health Centre. There is a regular bus service to the Cathedral City of Chichester which offers a main line railway station and comprehensive recreational amenities while the Goodwood Estate and the South Downs are a further 3 miles distant. The beach is easily reached via a pathway from Oakfield Avenue leading into Longlands Road with access to the shoreline beyond at the end of Shore Road.

The property which has both gas and electric heating is available with immediate vacant possession and the owner has no forward chain.

Viewing Virtual Link: <https://my.matterport.com/show/?m=kSXzhcQrXvn>

Entrance Hall: Flagstone paved floor. Electric radiator.

Living Room: (S) Painted stone fireplace with ---fire. Window box seat. Radiators.

Sitting Room: (N) Double doors leading out to the rear garden. Built in shelves. Radiator plus additional electric radiator.

Kitchen/Breakfast Room: White finished Shaker style wall and floor units with wooden work tops. Double Butler sink. Built in dish washer, space for cooker range

Breakfast area: (E)

Dining Room: (E) Double doors leading into Sitting Room. Feature skylight. Double built in cupboard. Electric radiator. Wooden flooring.

Inner Hall: Built in cupboard. Stairs to the first floor.

Bedroom Two: (S) Electric radiator.

En-Suite Shower Room: Glass shower cubicle with mains shower, vanity basin with drawers below and W.C. Wall mounted towel rail. Ceramic tiled floor. Door into Dining Room area.

Bedroom Three: (N) Double built in wardrobe cupboard. Wooden floor. Double doors leading out to the rear garden.

En-Suite Shower Room: (N) Glass shower cubicle with mains shower, W.C. and wash hand basin. Chrome heated towel rail.

First Floor.

Landing: Access to loft area. Radiator. Built in cupboard with hot tank.

Bedroom One: (N) Range of built in wardrobe cupboards. Wooden floor. Radiator.

Bedroom Four: (S) Built in wardrobe cupboards. Wooden floor.

Bedroom Five: (W) Built in cupboard. Wooden floor.

Family Bathroom: 'P' Shaped bath with glass shower screen and main shower with travertine tiled behind. W.C and wash hand basin. Chrome ladder style

Outside:

The front lawned garden is approached through wooden gates onto the drive which provides parking for several vehicles. There is pedestrian access to the rear garden.

The rear garden has a central lawn and is very private with established hedging to all boundaries. Paved terrace. Timber garden shed.

Viewing: By appointment with the office 01243 672217.











# 32, Oakfield Avenue, PO20 8BU

APPROXIMATE GROSS INTERNAL AREA = 1955 SQ FT / 181.6 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. (ID1296466)

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