



39 Kestrel Close | East Wittering | PO20 8PQ

Guide Price £290,000

Freehold



**hancock**

Lettings & Estate Agents

Kestrel Close | East Wittering | PO20

8PQ

Guide Price £290,000

- Solar Panels
- 3 Bedroom Terraced
- Quiet Location
- Garage
- No Onward Chain
- Freehold
- Paved Garden
- Close To East Wittering Beach and Local Amenities
- Council Band C
- Chain Free

Offering the opportunity to improve this three-bedroom home which is offered with no onward chain.

The ground floor has a large open plan living/dining room, with a glass sliding door into a sunroom and garden beyond. The kitchen is galley style, with space for all the utilities you require. A separate cloakroom completes the ground floor. Upstairs the principal bedroom has the benefit of a fitted wardrobe. There are two further bedrooms and a modern wet room.

#### Outside

There is a paved rear garden, a front garden laid to lawn and a garage, located to the rear of this property. The property also benefits from Solar Panels and rear access to garden.



what3words ///

wonderful.simply.theme



### Location

The property is located within the seaside village of East Wittering, close to the beach and many local amenities. Amenities that include shops, cafes, a church, primary school, children's pre-schools and a number of public houses. Adjoining the village to the west is West Wittering, offering further amenities which include a sailing club, a popular blue flag beach along with miles of sand dunes. To the north lies The Cathedral city of Chichester and beyond the famous South Downs National Park and within its borders the popular Goodwood Estate.

### Additional Information :

Tenure : Freehold

Council Tax Band : C

Agents Note: Upon acceptance of an offer, Hancock and Partners will complete an online identity check via Lifetimelegal. The cost of this check is £58 including VAT per purchase. This charge verifies your identity in accordance with HMRC requirements, and documentation confirming your identity and address will be required.



### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**WC**  
5'10" x 2'9"  
1.79 x 0.86 m

**Entry**  
5'10" x 3'1"  
1.79 x 0.96 m

**Living Room**  
25'0" x 7'5"  
7.63 x 2.27 m

**Kitchen**  
9'9" x 7'5"  
2.98 x 2.27 m

**Sunroom**  
8'0" x 10'0"  
2.45 x 3.06 m

**Landing**  
11'6" x 5'7"  
3.51 x 1.71 m

**Bedroom**  
7'0" x 6'11"  
2.15 x 2.11 m

**Bedroom**  
9'11" x 8'5"  
3.04 x 2.57 m

**Bedroom**  
12'9" x 8'9"  
3.90 x 2.69 m

**Bathroom**  
6'0" x 6'3"  
1.85 x 1.92 m

**Floor 0**

**Floor 1**

**Approximate total area<sup>(1)</sup>**  
827 ft<sup>2</sup>  
76.9 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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