



## 37 Ivy Close

Westergate, PO20 3RF

**£315,000**

EXTENDED FAMILY HOME WITH SPACIOUS OPEN-PLAN KITCHEN / LIVING / DINING ROOM. Further benefits include: two double bedrooms; bathroom; separate cloakroom; conservatory with door to rear garden. To the front of the property is an area of lawn and path to the main entrance with side access to the enclosed rear garden with lawn and small patio / seating area. A garage is located in a separate compound. Situated in the popular Six Villages locality with schools, amenities, shops, Barnham mainline train station and bus routes. The property has leased solar panels fitted to the front roof of the property - approximately 15 years remaining.

Tenure - freehold. Council Tax Band - C. EPC - B.

- Semi-detached bungalow
- Spacious open-plan kitchen / living / dining room
- Two double bedrooms
- Bathroom
- Separate WC
- Conservatory
- Front & rear gardens
- Garage in separate compound
- Popular Six Villages location - schools, shops, amenities, Barnham mainline train station & bus routes
- Solar roof panels - lease

### Viewing

Please contact us on 01243 551122 if you wish to arrange a viewing appointment for this property or require further information.



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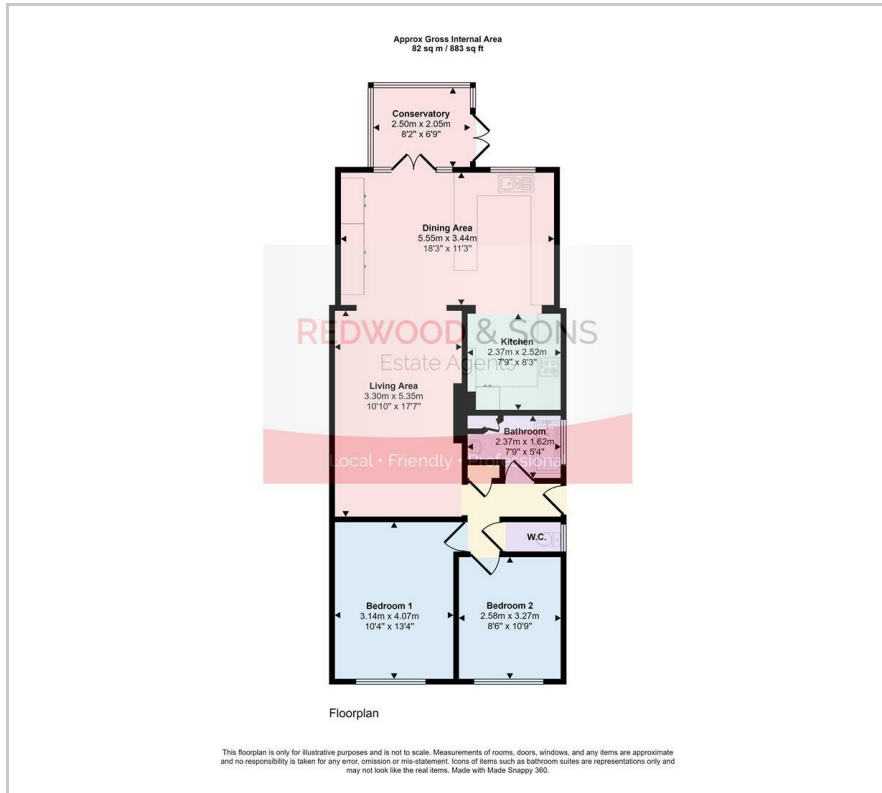


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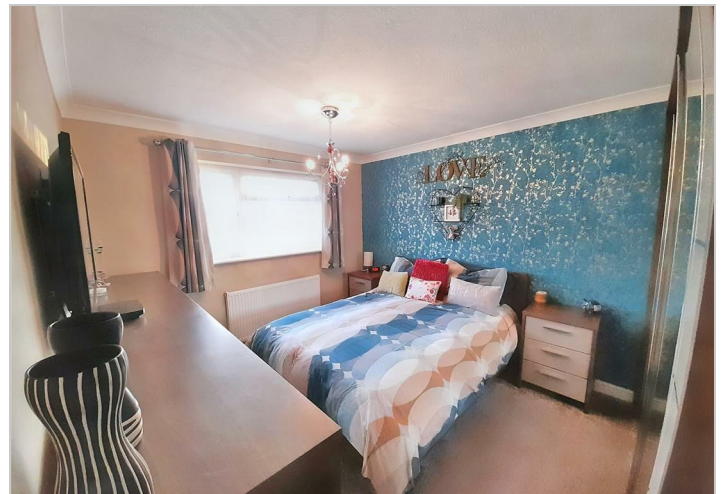
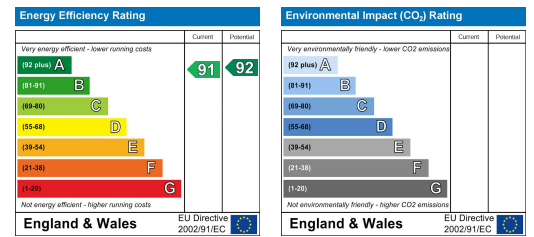
## Floor Plan



## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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