



23 Rosvara Avenue

Westergate, PO20 3RB

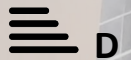
£370,000

Situated in the popular Six Villages locality, this semi-detached house offers a perfect blend of comfort and convenience. The light and spacious living / dining room overlooks the front of the property and benefits from feature wood burner and useful understairs storage cupboard. Patio doors lead to the conservatory with further patio doors opening onto the rear garden. An archway from the dining area leads to the fitted kitchen with access door to covered seating area. The current owners have converted the integral garage into a practical utility room, adding to the functionality of the house. A downstairs cloakroom completes the ground-floor accommodation. Upstairs are three good-sized bedrooms, one with a range of fitted wardrobes and drawer units, plus family bathroom with shower over bath. Outside to the front there is ample parking for three cars on the driveway; gate access to covered lean-to storage facility which leads to the secluded rear garden with good-sized area of lawn divided by a path leading to a decked seating area, mature shrub border, decorative slate border, patio and covered seating area. This home offers easy access to schools, shops, amenities, Barnham mainline station, and bus routes. EPC - D. Council Tax Band - D. Tenure - Freehold.

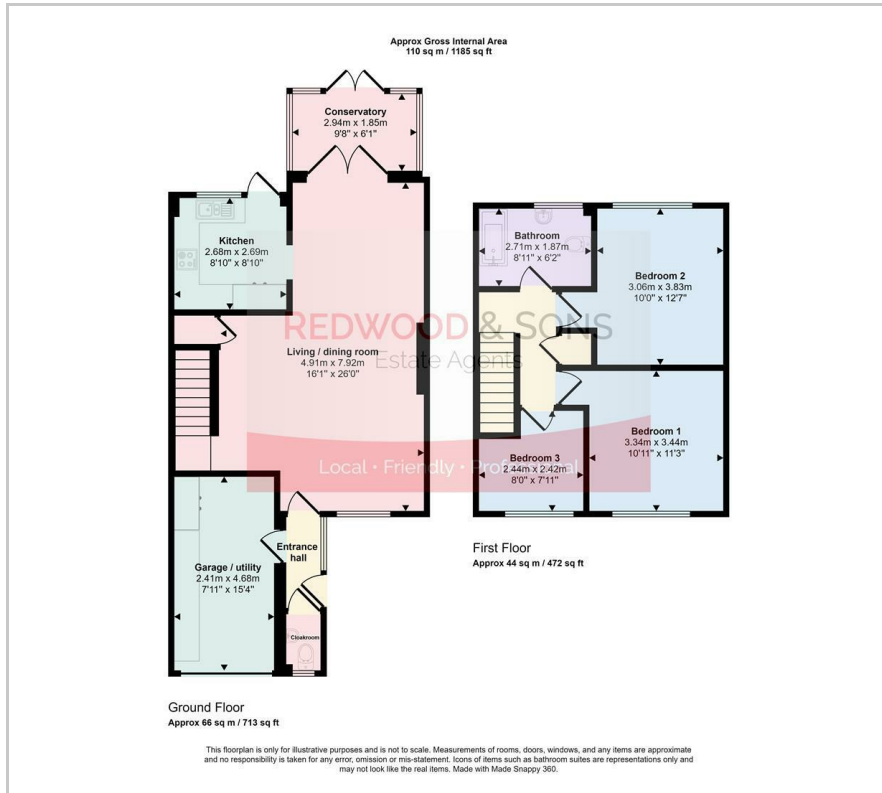
- Semi-detached house
- Three bedrooms
- Fitted kitchen
- Living / dining room
- Conservatory
- Utility room
- Family bathroom
- Downstairs cloakroom
- Driveway with parking for 3 cars
- Rear garden with covered seating area

Viewing

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



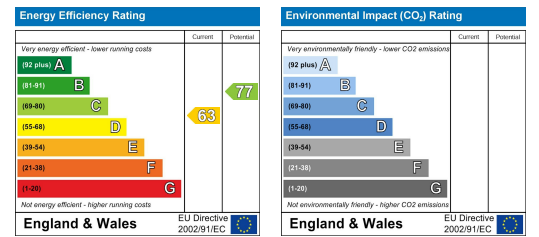
Floor Plan



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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