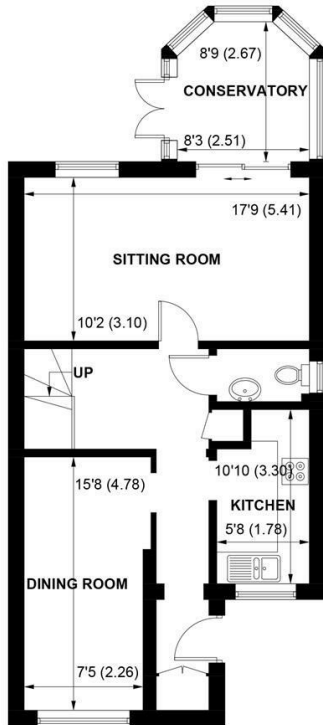


SW

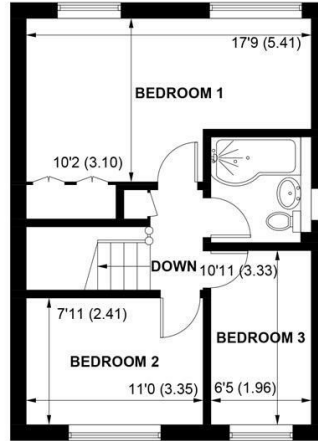
Sims Williams



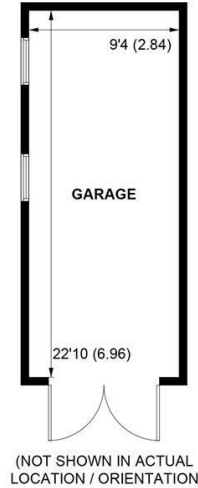
52 OLIVERS MEADOW, WESTERGATE, SUSSEX, PO20 3YA



GROUND FLOOR



FIRST FLOOR



APPROXIMATE GROSS INTERNAL AREA = 1063 SQ FT / 98.8 SQ M

GARAGE = 213 SQ FT / 19.8 SQ M

TOTAL = 1276 SQ FT / 118.6 SQ M

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2021 ©

Produced for Sims Williams

£335,000 Freehold

52, OLIVERS MEADOW,
WESTERGATE,
SUSSEX, PO20 3YA

- Semi Detached House
- Extended Accommodation
- Large Lounge
- Separate Dining Room
- Conservatory
- Fitted Kitchen
- 3 Bedrooms
- Modern Bathroom
- Garage & Parking

EPC RATING

Current = C
Potential = B

COUNCIL TAX BAND

Band = D

Olivers Meadow is highly sought after as it is easily accessible to Aldingbourne School, local shops and public transport. Barnham with its mainline station is about two miles away.

This semi detached family house provides extended living accommodation and 3 bedrooms. The property has the benefit of newly installed double glazing.

The ground floor comprises entrance hall with utility cupboard, large lounge with fireplace and patio doors opening to the conservatory, which in turn opens onto the gardens.

The separate dining room is another good size room which could be used as a home office/ground floor bedroom.

The kitchen has various units and integrated oven, hob and extractor, together with space for further appliances. There is also a ground floor cloakroom.

On the first floor there are 3 bedrooms with the master being a particularly good size room. The fully tiled bathroom is fitted with a modern white suite.

Outside, the rear garden is part to lawn with borders and paved patio. The open plan front has a further area of lawn with borders.

The driveway provides ample parking and gives access to the detached double garage, which has power, light and an inspection pit.

Disclaimer

As the seller's agent we are not surveyors or conveyancing experts and as such we cannot and do not comment on the condition of the property or issues that may affect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquiries before making any transactional decisions.

Directions

From the War Memorial roundabout at the bottom of Fontwell Avenue proceed south along Nyton Road and into Westergate Street. Take the 3rd turning on the right into Olivers Meadow and bear right. The property can be found on the right hand side, in the far corner.

