

The logo for Sims Williams, featuring the letters 'SW' in a stylized, cursive font.

Sims Williams

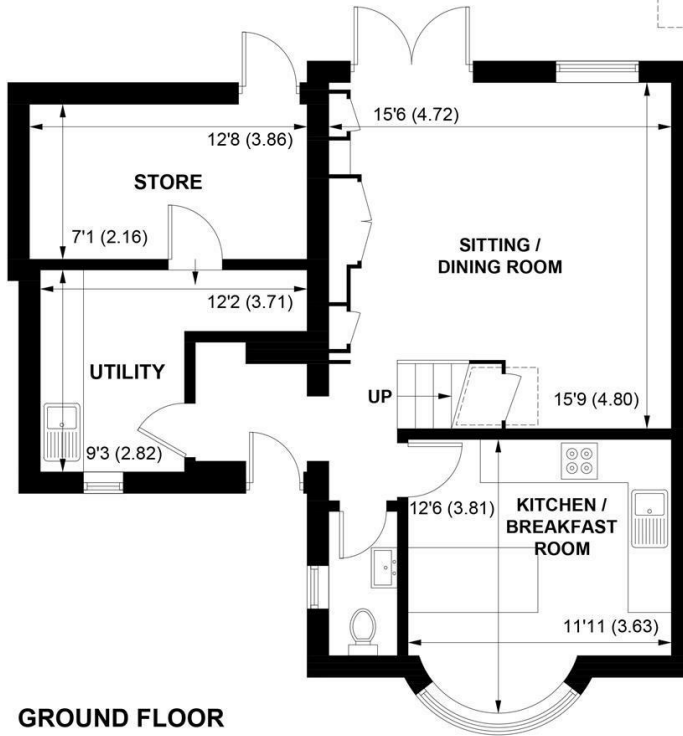


46 ELMCROFT PLACE, WESTERGATE, WEST SUSSEX, PO20 3XL

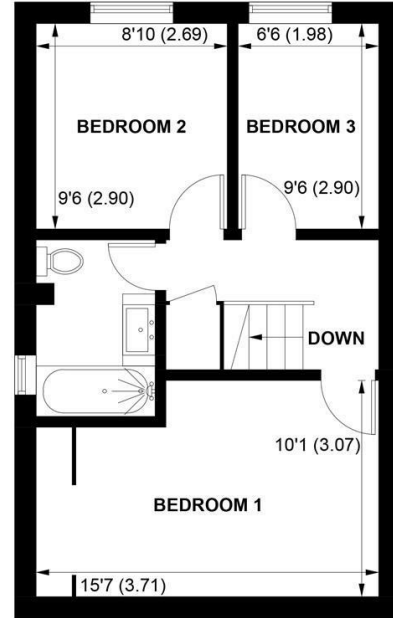




= REDUCED HEADROOM
BELOW 1.5m / 5'0



GROUND FLOOR



FIRST FLOOR

APPROXIMATE GROSS INTERNAL AREA = 1054 SQ FT / 97.9 SQ M

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2024 ©
Produced for Sims Williams

£365,000 Freehold

46, ELMCROFT PLACE,
WESTERGATE,
WEST SUSSEX, PO20 3XL

- Beautifully Presented Family Home
- Sitting/Dining Room
- Kitchen/Breakfast Room
- Utility Room & Store Room
- Cloakroom
- 3 Bedrooms
- Family Bathroom
- Southerly Rear Garden
- Off Road Parking to Rear

EPC RATING

Current = C
Potential = B

COUNCIL TAX BAND

Band = D

Situated in a sought after cul de sac being within the catchment area of the highly regarded Aldingbourne Primary School, local shops and transport to surrounding areas.

The accommodation comprises entrance hall with stairs to first floor, stylish cloakroom with fitted vanity wash basin and wc.

The utility room is fitted with modern cupboards and has marble worktops, space and plumbing for appliances. Further door leading into useful store room and outside.

The kitchen/breakfast room is fitted with a range of modern gloss units with solid wood worktops, hob with oven under and extractor over. Tiled splash backs and breakfast bar area with space under for bar stools and a display wine rack to the side. Large bay window overlooking the front.

The sitting/dining room is a generous size with ample space suitable for dining table and chairs into the recessed area and a storage cupboard under the stairs. Stylish painted built in cupboards and display shelving to one side. Patio doors leading to outside and window to side.

To the first floor there are 3 bedrooms, 2 of which are doubles and a single, with bedroom 1 benefitting from built-in wardrobes.

The family bathroom is fitted with a white suite comprising panelled bath with shower over, large vanity wash basin with cupboard under, WC, fully tiled walls and window.

Outside, the south-westerly garden is mainly to lawn with raised beds for planting and decking area for outside entertaining. To the front it has been kept low-maintenance with shingle. Off road parking can be found at the rear of the property.

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 continuing into Westergate Street. Elmcroft Place is the 3rd turning on the left and the property can be found on the right hand side.

