

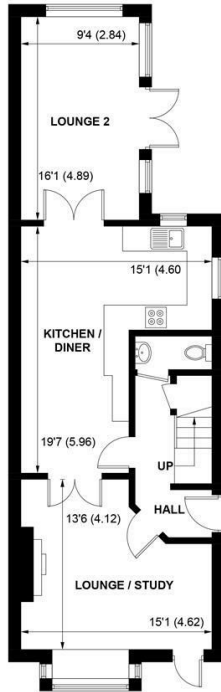
SW

Sims Williams

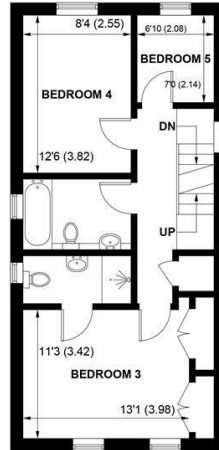


27 BELLE MEADE CLOSE, WOODGATE, SUSSEX, PO20 3YD

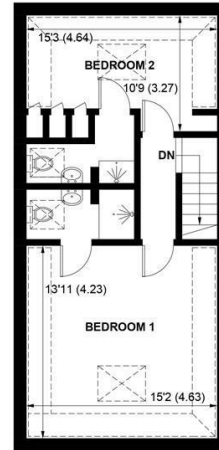




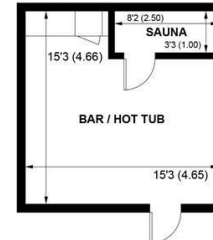
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



OUTBUILDING

(NOT SHOWN IN ACTUAL LOCATION / ORIENTATION)

APPROXIMATE GROSS INTERNAL AREA = 1675 SQ FT / 155.6 SQ M

OUTBUILDING = 232 SQ FT / 21.6 SQ M

TOTAL = 1907 SQ FT / 177.2 SQ M

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

Produced for Sims Williams

£650,000 Freehold

27, BELLE MEADE CLOSE,
WOODGATE,
SUSSEX, PO20 3YD

- Individual Detached House
- 2 Reception Rooms
- Superb Kitchen/Diner
- Ground Floor Cloakroom
- 5 Bedrooms
- 3 En Suite Shower Rooms
- Garden & Ample Parking
- Log Cabin with Sauna
- No Onward Chain

EPC RATING

Current = C
Potential = B

COUNCIL TAX BAND

Band = E

An individual, versatile and very well presented detached family house in a convenient location in Woodgate.

Accommodation comprises entrance hallway with cloakroom and stairs to the first floor. Bright reception room with box bay window, fireplace and double doors into the kitchen/diner.

The kitchen/diner is fitted with an excellent range of high gloss units with integrated appliances, Quartz worktops and ample space for table and chairs.

Further double doors lead to a second reception room/garden room which opens onto the rear garden.

On the first floor there are 3 bedrooms, the largest of which has built in wardrobes and an en suite shower room. There is also a modern family bathroom.

On the second floor are 2 further double bedrooms both with en suite shower rooms.

Outside the rear garden has paved patio and lawned areas and a large

garden shed. A gate leads to the parking area. The front garden has an impressive log cabin with hot tub area, sauna and changing room.

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 at the bottom of Fontwell Avenue head along the A29 (Westergate Street) towards Bognor Regis. Belle Meade Close is the last turning on the left before the Woodgate Level Crossing. The house will be found immediately on the left hand side.

