

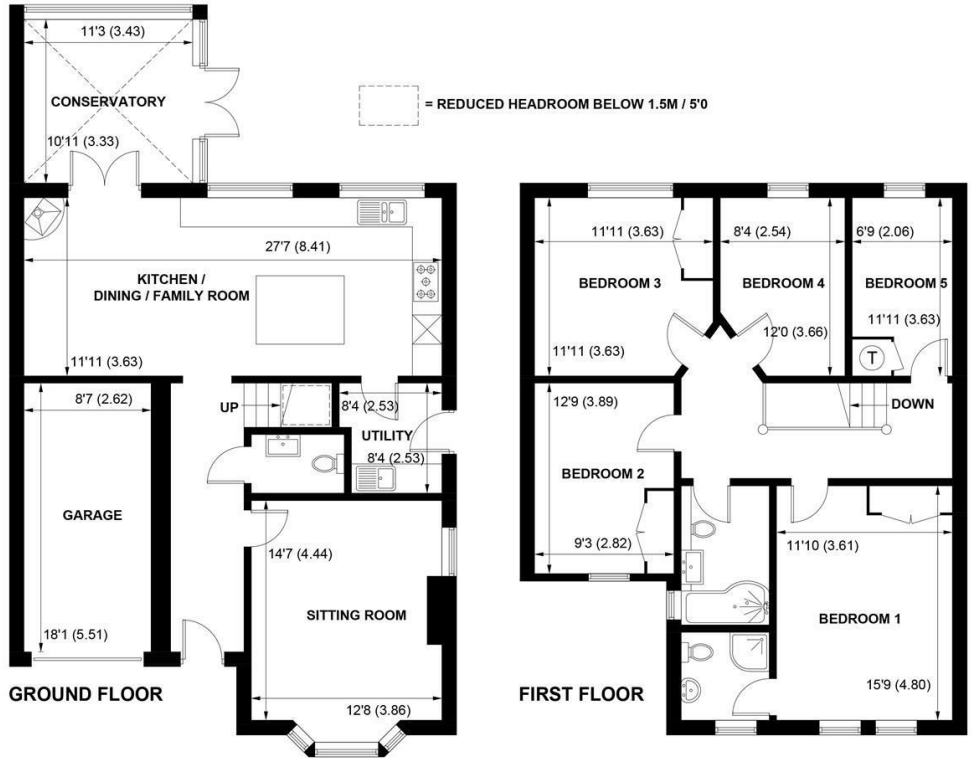
The logo for Sims Williams, featuring the letters 'SW' in a stylized, cursive font.

Sims Williams



10 LIME AVENUE, WESTERGATE, SUSSEX, PO20 3UF





**APPROXIMATE GROSS INTERNAL AREA = 1923 SQ FT / 178.7 SQ M
(INCLUDING GARAGE)**
 NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2024 ©
 Produced for Sims Williams

£575,000 Freehold

10, LIME AVENUE,
WESTERGATE,
SUSSEX, PO20 3UF

- Living Room With Wood Burner
- Kitchen/Dining/Family Room
- Conservatory
- Separate Utility Room
- Cloakroom
- Master Bedroom With En Suite
- 4 Further Bedrooms
- Family Bathroom
- Garage & Parking

EPC RATING

Current = C
Potential = B

COUNCIL TAX BAND

Band = F

Beautifully presented and much improved 5 bedroom detached family house on a small residential development within walking distance of local shops and schools.

Accommodation comprises spacious entrance hall with cloakroom and good size dual aspect living room with wood burning stove.

The large open plan kitchen/dining/family room has a wood burning stove and double doors into the conservatory which has tiled floor and under floor heating.

The kitchen has been refitted with Karndean flooring and an excellent range of modern Shaker style units with built in appliances, space for range cooker and fridge/freezer and a large central island with Quartz worktop. There is also a separate utility room.

Upstairs there are 5 double bedrooms, most with built in wardrobes. The master bedroom has a modern en suite shower room.

The stylish family bathroom has a shaped bath with shower over, wash basin and WC.

Outside the rear garden has been redesigned with two large shaped patio areas, lawn, flower beds and a sunken trampoline. To the front the block paved driveway provides parking for 2 cars and access to the single garage which has a new electric garage door.

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 take the 2nd exit onto Nyton Road. The turning into Lime Avenue is on the left.

