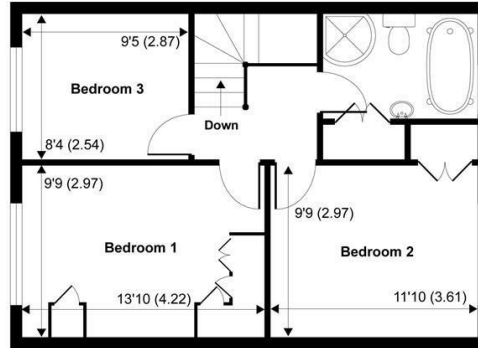


The logo for Sims Williams, featuring the letters 'SW' in a stylized, cursive font.

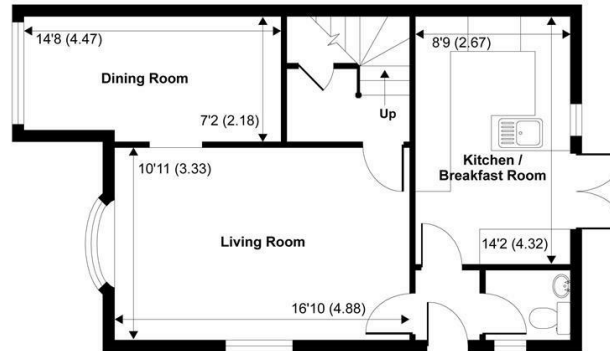
Sims Williams



22 OLIVERS MEADOW, WESTERGATE, WEST SUSSEX, PO20 3YA



FIRST FLOOR



GROUND FLOOR

APPROX. GROSS INTERNAL FLOOR AREA 999 SQ FT 92.8 SQ METRES
 NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2015©

£360,000 Freehold

22, OLIVERS MEADOW,
WESTERGATE,
WEST SUSSEX, PO20 3YA

- Semi-Detached Family House
- Popular Location
- 2 Reception Rooms
- Modern Fitted Kitchen
- Ground Floor Cloakroom
- 3 Double Bedrooms
- Spacious Bathroom Suite
- Landscaped Rear Garden
- Off Road Parking

EPC RATING

Current = D
Potential = B

COUNCIL TAX BAND

Band = D

An attractive and spacious semi-detached family house in favoured location in Westergate, within the catchment area of the highly regarded Aldingbourne Primary School.

The accommodation comprises entrance hall, cloakroom and stairs to first floor.

There is a generous size living room with a feature fireplace, bay window to the front and an archway leading through to the dining room area.

The kitchen is a good size, fitted with a matching range of units and integrated appliances including fridge, freezer and dishwasher. There is also further space for a Range style cooker and space and plumbing for washing machine. Double doors open out onto the rear garden.

To the first floor there are 3 double bedrooms, 2 of which have fitted wardrobes.

The stylish family bathroom is fitted with a modern suite including a roll-top bath, separate shower cubicle, wash basin and WC.

The landscaped rear garden provides a shaped lawn with paved patio area and raised decking. There is a brick garden store with power. The front is open plan and provides off road parking.

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 the property can be found on the right hand side.

