

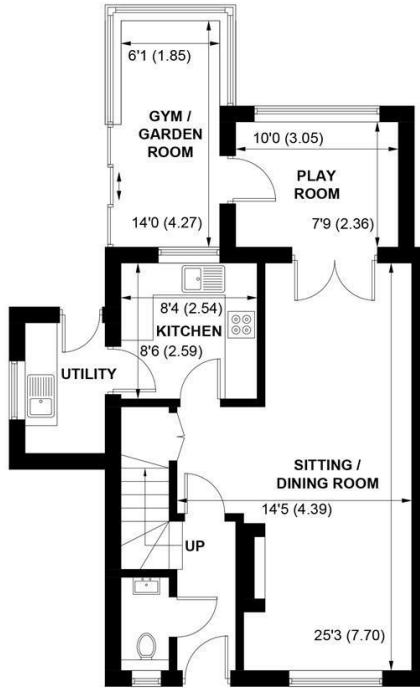


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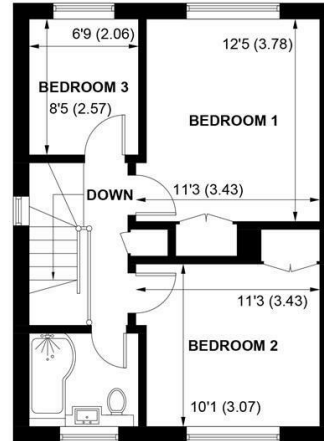


EASTER VILLA, WESTERGATE STREET, WESTERGATE, SUSSEX, PO20 3QZ

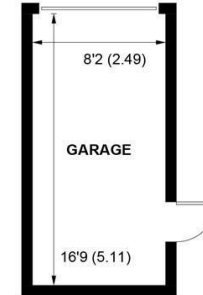




GROUND FLOOR



FIRST FLOOR



(NOT SHOWN IN ACTUAL LOCATION / ORIENTATION)

APPROXIMATE GROSS INTERNAL AREA = 1138 SQ FT / 105.7 SQ M
GARAGE = 137 SQ FT / 12.7 SQ M
TOTAL = 1275 SQ FT / 118.4 SQ M

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

Guide Price

£380,000 Freehold

EASTER VILLA,
WESTERGATE STREET,
WESTERGATE,
PO20 3QZ

- Large Lounge/Diner
- Second Reception Room
- Garden Room
- Kitchen & Utility Room
- Ground Floor Cloakroom
- 3 Good Size Bedrooms
- Refitted Bathroom
- Westerly Garden
- Garage & Parking

EPC RATING

Current = C

Potential = B

COUNCIL TAX BAND

Band = E

Beautifully presented and extended family house in a convenient location within easy distance of schools, shops and public transport.

Accommodation comprises entrance hall with cloakroom and stairs to the first floor. Large lounge/diner with double doors into a further reception room which leads into the garden room which opens onto the rear garden.

The kitchen has been refitted with a good range of Shaker style units with wooden worktops, built in oven, hob and extractor over. There is a separate utility room which has a door to the garden.

On the first floor there are 3 good size bedrooms, 2 of which have built in wardrobes. The family bathroom has also been refitted with P shaped bath with shower over, wash basin and WC.

Outside the rear garden wraps around the rear and side of the property. Mainly laid to lawn with 2 paved patio areas. There is a side access gate to the front where there is access to the garage and 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 continue into Westergate Street. The property can be found on the right shortly before the turning for Olivers Meadow.

