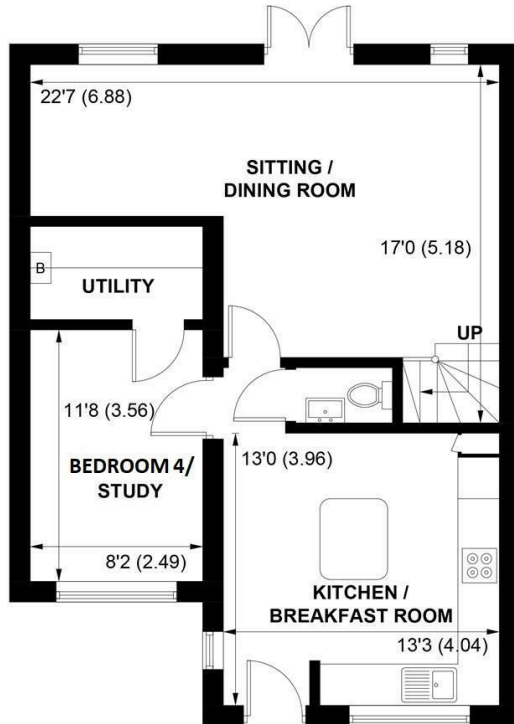


The logo for Sims Williams, featuring the letters 'SW' in a stylized, cursive font.

Sims Williams

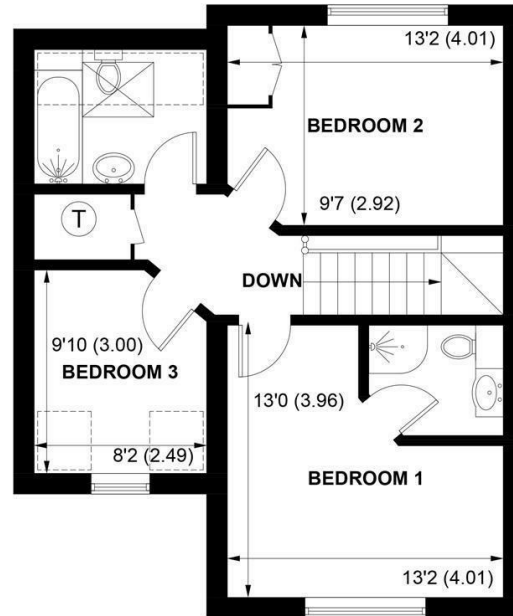


21 OAK TREE LANE, WOODGATE, WEST SUSSEX, PO20 3GU



**GROUND FLOOR**

 = REDUCED HEAD HEIGHT BELOW 1.5M



**FIRST FLOOR**

APPROXIMATE GROSS INTERNAL AREA = 1172 SQ FT / 108.9 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

21, OAK TREE LANE,  
WOODGATE,  
WEST SUSSEX, PO20 3GU

- Detached Family House
- Cul De Sac Location
- Lounge/Dining Room
- Kitchen/Breakfast Room
- Study/Bedroom 4
- Utility Room & Cloakroom
- 3 Good Size Bedrooms
- En-Suite & Family Bathroom
- Ample Driveway Parking

## EPC RATING

Current = D  
Potential = C

## COUNCIL TAX BAND

Band = E

Situated in a private village cul de sac, this detached house offers spacious and versatile family accommodation.

The entrance opens to the kitchen/breakfast room which is fitted with a range of modern units with built-in oven and hob and has space for further appliances. There is also a central Island with ample space under for bar stools.

Off the inner hall is a cloakroom with wc, the study/bedroom (formerly the garage) and a separate utility room.

The large L- shaped lounge/dining room is a bright room with double doors opening to the rear garden and stairs to the first floor.

On the first floor there are 3 bedrooms, 2 of which are double rooms. Bedroom 1 has an en-suite shower room and built-in wardrobes. Bedroom 2 also has built-in wardrobes.

The family bathroom is fitted with a white suite comprising panel bath with shower over, wash basin and WC.

Outside the rear garden is mainly laid

to lawn with patio area and a side access gate. The front is laid to block paving providing ample off road parking.

## Disclaimer

As the sellers 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 Westergate Street proceed south over the Woodgate crossing taking the first left into Oak Tree Lane. The property can be found on the left hand side in the corner.



