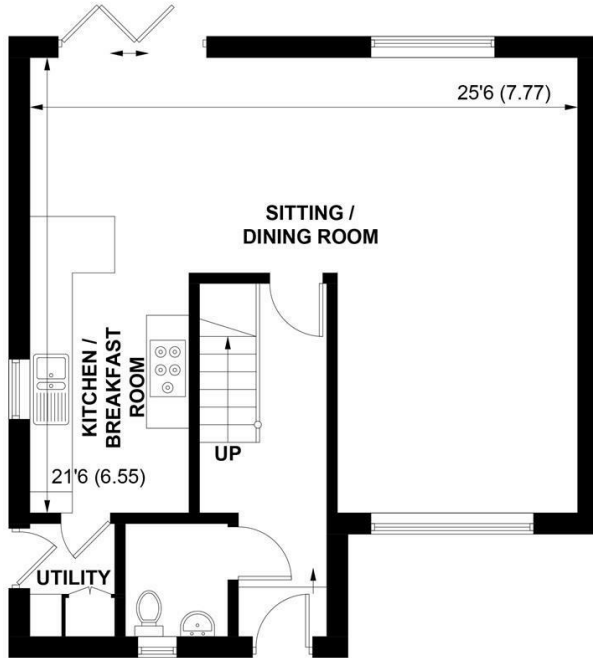


*SW*

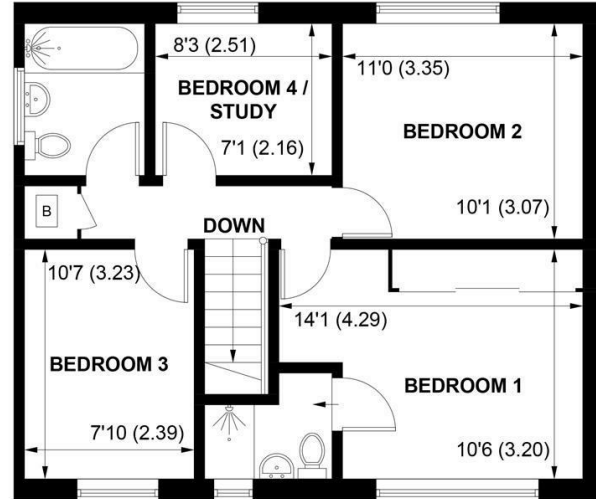
Sims Williams



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



**GROUND FLOOR**



**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

# £425,000 Freehold

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

- Detached Family House
- Bright & Spacious
- Open-Plan Family Living
- Kitchen/Breakfast Area
- Dining & Sitting Room Areas
- 4 Double Bedrooms
- Main With En-Suite Shower
- South Facing Rear Garden
- Ample Off Road Parking

### EPC RATING

Current = C  
Potential = B

### COUNCIL TAX BAND

Band = D

A very well presented, bright and spacious detached family house which has been stylishly refurbished and is situated in a favoured location of Westergate, within the catchment area of the highly regarded Aldingbourne Primary School.

The ground floor accommodation comprises entrance hall, cloakroom, stairs to 1st floor, open plan kitchen/breakfast room with dining and sitting room having engineered oak wood flooring and bi-fold doors leading to outside. There is also a separate utility room leading off from the kitchen with further door to outside.

The kitchen/breakfast room area has a stylish fitted kitchen with white fronted units, wood effect work tops, space for Range style cooker with extractor over and further space for appliances.

From the first floor there are 4 double bedrooms with the main having an en-suite shower room. There is also a family bathroom with modern white suite comprising panelled bath with shower and screen, pedestal wash basin, wc and fully tiled walls.

Outside the south facing rear garden has been attractively landscaped for ease with decked entertaining area and the remainder being mainly laid to lawn with mature shrub borders.

To the front it is open plan with stone-block paved driveway providing ample off road parking, with mature shrubs and side access gate.

### 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 left-hand side.

