



SW

Sims Williams

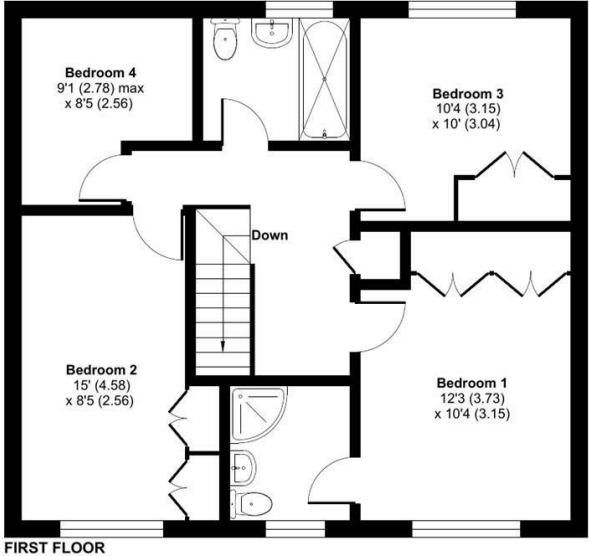
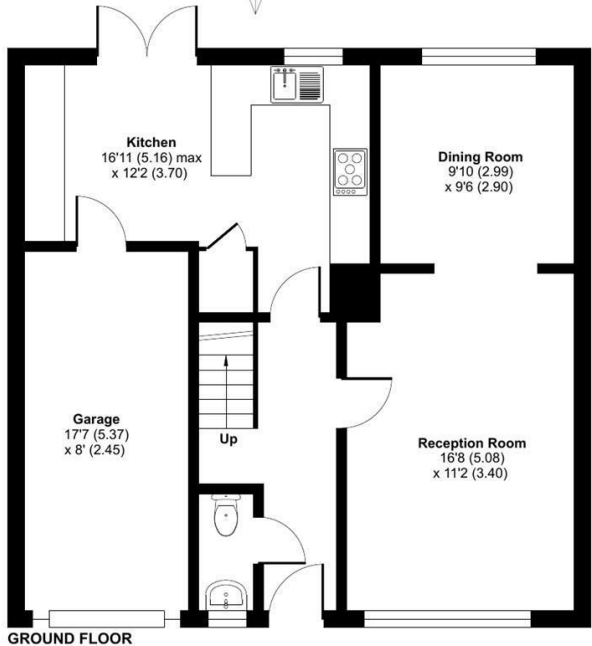
SW  
Sims Williams

For Sale

01243 83156

42 LIME AVENUE, WESTERGATE, WEST SUSSEX, PO20 3UF

Approximate Area = 1230 sq ft / 114.2 sq m  
Garage = 141 sq ft / 13 sq m  
Total = 1371 sq ft / 127.2 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Sims Williams. REF: 1169755



**WALBERTON OFFICE**

5 Maple Parade  
Walberton  
BN18 0PR

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# £550,000 Freehold

42, LIME AVENUE,  
WESTERGATE,  
WEST SUSSEX, PO20 3UF

- Attractive Detached Family House
- Two Reception Rooms
- Modern Kitchen/Breakfast Room
- Ground floor Cloakroom
- 4 Good Size Bedrooms
- En Suite Shower & Family Bathroom
- Landscaped Rear Garden
- Driveway & Garage
- Vendors Suited

## EPC RATING

Current = D  
Potential = B

## COUNCIL TAX BAND

Band = F

A beautifully presented detached family house, situated in a sought after location of Westergate, close to local schools, shops and public transport. Barnham village, with its mainline train station is about 2 miles away.

The accommodation comprises entrance hall with stairs to 1st floor, cloakroom, through sitting room with archway leading through to dining room area and patio doors leading to outside,

The stylish kitchen/breakfast room is fitted with high gloss fronted units with granite work tops and integrated appliances including gas hob with extractor over, oven and microwave, dishwasher, washing machine, wine cooler and space for American style fridge/freezer. Doors leading to outside and internal door into the garage.

On the first floor there are 4 good size bedrooms with built-in wardrobe cupboards to bedrooms 1 & 2 with the main benefitting from having an en-suite shower room with WC.

Outside the enclosed rear garden has

been professionally landscaped with a large patio entertaining area, having shingle and lawn areas with flower borders and a side access gate.

To the front it is open with a shingled area to one-side and driveway providing off road parking with access to garage.

## 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 and the property can be found on the right hand side.





Viewing Strictly by arrangement via the vendor's Sole Agent Sims Williams 01243 551368  
These particulars are believed to be correct but their accuracy is not guarantee and they do not form part of any contract

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