



42 Lime Avenue, Westergate PO20 3UF

£450,000 Freehold



4 Bedrooms



2 Bathrooms



2 Reception Rooms

*Sw*

Sims Williams



## Key Features

- 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
- NO CHAIN

## EPC Rating

Current = D

Potential = R

## Council Tax Band

Band = F

## Tenure - Freehold

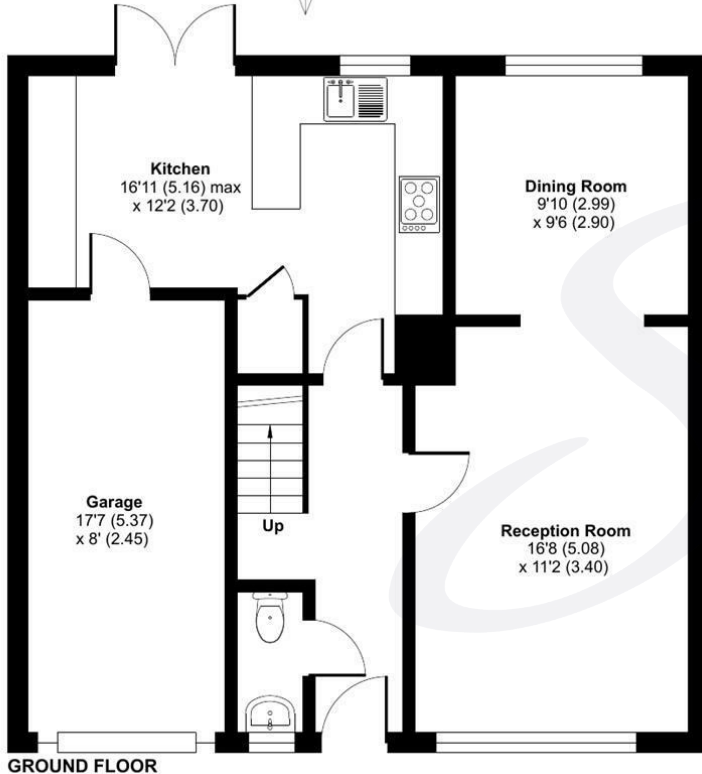


Approximate Area = 1230 sq ft / 114.2 sq m

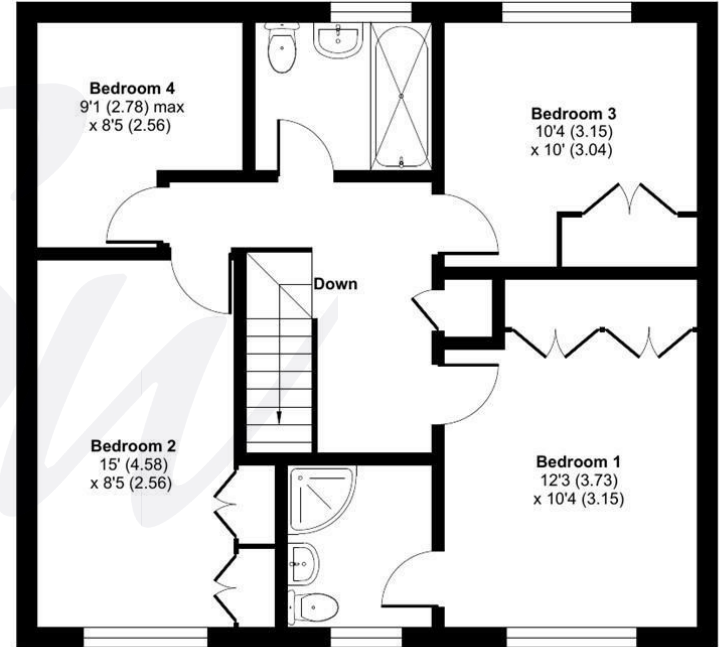
Garage = 141 sq ft / 13 sq m

Total = 1371 sq ft / 127.2 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Certified  
Property  
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n1cheom 2024.  
Produced for Sims Williams. REF: 1168755





[simswilliams.co.uk](http://simswilliams.co.uk)

#### CHICHESTER

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8-9 Southgate

Sales 01243 787868

Lettings 01243 836055

[chichester@simswilliams.co.uk](mailto:chichester@simswilliams.co.uk)

#### WALBERTON

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5 Maple Parade

Sales 01243 551368

Lettings 01243 836055

[walberton@simswilliams.co.uk](mailto:walberton@simswilliams.co.uk)

#### ARUNDEL

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8a High Street

Sales 01903 885678

Lettings 01903 881133

[arundel@simswilliams.co.uk](mailto:arundel@simswilliams.co.uk)

#### BOGNOR REGIS

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46 High Street

Sales 01243 862626

Lettings 01243 836055

[bognor-regis@simswilliams.co.uk](mailto:bognor-regis@simswilliams.co.uk)

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