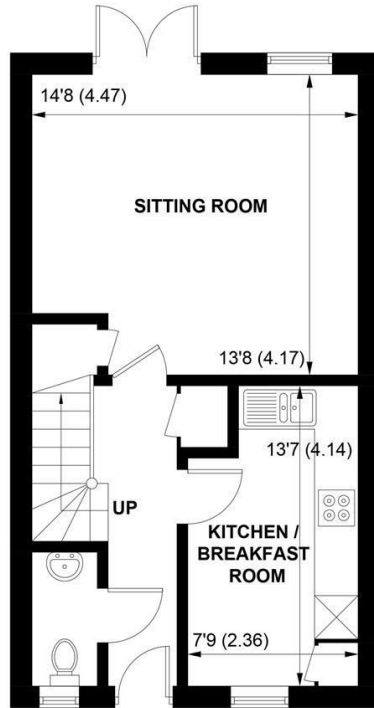


SW

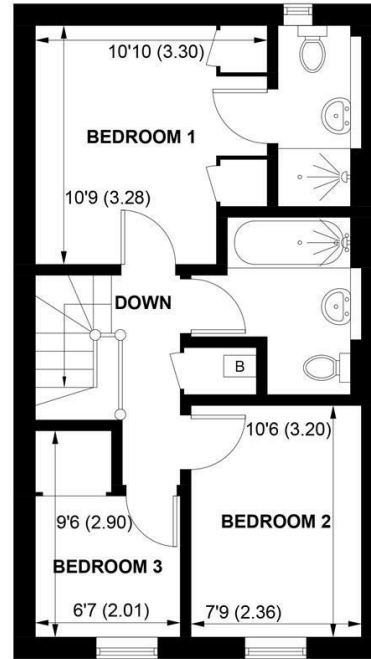
Sims Williams



10 SCHOOL CLOSE, WESTERGATE, WEST SUSSEX, PO20 3AB



GROUND FLOOR



FIRST FLOOR

APPROXIMATE GROSS INTERNAL AREA = 822 SQ FT / 76.4 SQ M

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

Offers Over £325,000 Freehold

10, SCHOOL CLOSE,
WESTERGATE,
WEST SUSSEX, PO20 3AB

- Terraced House
- 3 Bedrooms
- Bright Sitting Room
- Kitchen/Breakfast Room
- Downstairs Cloakroom
- En Suite to Main Bedroom
- Cul De Sac Location
- 2 Allocated Parking Spaces
- Close to Local Schools

EPC RATING

Current = C
Potential = B

COUNCIL TAX BAND

Band = D

Situated in a popular private road close to the local amenities including good schools, shops and public transport.

The accommodation comprises entrance hall with doors to kitchen/breakfast room, sitting room and stairs to first floor. The sitting room has a double doors leading onto the garden.

The kitchen/breakfast room has a range of units, with a gas hob and extractor over, electric oven, integrated fridge/freezer and ample space for table and chairs.

On the first floor there are three bedrooms, two of which are doubles. The main bedroom benefits from built in cupboards and an en suite with shower, wash hand basin and WC. The family bathroom consists of bath with shower attachment, wash hand basin and WC.

Outside the rear garden is laid to lawn with a patio area, shed and rear access gate. The walled front garden is low maintenance.

There are two allocated parking spaces.

School Close is a private road looked after by KTS Estate Management Ltd at a fee of £33.34 per month

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 School Close is straight ahead just at the end of Lime Avenue.

