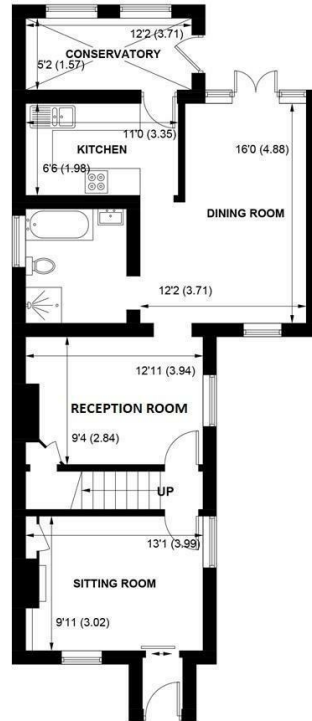




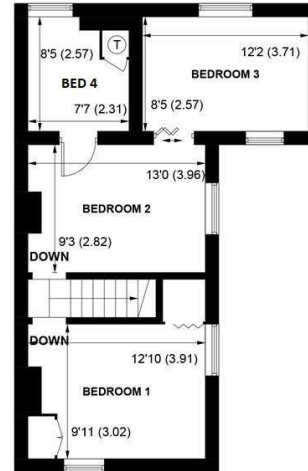
SW

Sims Williams

8 BELLEVUE COTTAGES, WESTERGATE STREET, WESTERGATE, PO20 3QU



GROUND FLOOR



FIRST FLOOR

APPROXIMATE GROSS INTERNAL AREA = 1214 SQ FT / 112.8 SQ M

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

# £325,000 Freehold

## 8 BELLEVUE COTTAGES, WESTERGATE STREET, WESTERGATE, PO20 3QU

- End Of Terrace House
- In Need Of Modernisation
- Versatile Accommodation
- Two/Three Reception Rooms
- Ground Floor Bathroom
- Kitchen with Gas Hob
- Two Bedrooms + 2 Adjoining Rooms
- West Rear Garden & Parking
- No Chain Sale

### EPC RATING

Current = F  
Potential = C

### COUNCIL TAX BAND

Band = D

An end of terrace character cottage in need of complete modernisation throughout with potential reconfiguration required. Being a great opportunity for someone wishing to do a project and add their own style.

Located in the popular village of Westergate, within easy reach of the local amenities including shops, schools and public transport with further facilities including a mainline railway station in nearby Barnham.

The ground floor accommodation comprises entrance porch area, sitting room, further reception room, bathroom, dining room with kitchen area and conservatory/lean-to, leading to outside.

The kitchen area comprises wall mounted units with cupboards under, sink unit, gas hob with oven under and extractor over and space for appliances.

The bathroom has a white suite comprising bath, separate shower cubicle, wash basin and WC.

To the first floor there are 3 bedrooms, with a smaller room, which could be used as a dressing room. \* Please note bedrooms 3 & 4 are access via bedroom 2.

Outside, the secluded westerly rear

garden measures in excess of 75' which has been partially landscaped for low maintenance with a large patio and gravelled area with pathway, shrubs and plant borders, with the remainder of the garden having a variety of mature shrubs and plants. There is outside storage and a pedestrian access gate.

To the front there is off-road parking for 2 vehicles.

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

