



2 BELLE MEADE CLOSE, WESTERGATE, PO20 3YD



APPROXIMATE GROSS INTERNAL AREA = 1325 SQ FT / 123.1 SQ M

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

£475,000 Freehold

2, BELLE MEADE CLOSE, WESTERGATE, PO20 3YD

- Detached Family Home
- 4 Bedrooms
- En Suite & Family Bathroom
- Sitting Room & Conservatory
- Kitchen/Breakfast/Dining Room
- Utility & Downstairs Cloakroom
- South/Westerly Facing Rear Garden
- Ample Off Road Parking
- No Onward Chain

EPC RATING

Current = D
Potential = C

COUNCIL TAX BAND

Band = E

A beautifully presented, bright and spacious detached family house conveniently located, close to popular primary school, shop and public transport in Woodgate.

The accommodation comprises entrance hall, cloakroom, inner hallway with stairs to first floor, cloakroom and door leading into the converted garage which now provides a useful office with door leading out to the garden and a utility/store room.

There is a good size sitting room with oak-wood flooring.

The family/kitchen/dining room is a generous size and is fitted with modern shaker style units with built in appliances, a central island unit with over-hang for bar stools and Granite worktops.

There is ample space for dining table & chairs and an opening leading through to the conservatory providing further entertaining/relaxation space with further doors leading to outside.

To the ground floor there is engineered oak-wood flooring and underfloor heating.

Upstairs there are 4 bedrooms, 2 of which are doubles with the main benefitting from having an en-suite shower room along with a modern family bathroom suite.

Outside the south-westerly rear garden is mainly to lawn with Indian sandstone patio area, raised beds, shrub borders and side access gate.

The front is block paved and provides parking for 3 cars. There is also a further allocated parking space nearby.

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 Fontwell roundabout on the A27, proceed southwards along Fontwell Avenue turning right at the war memorial roundabout into Nyton Road. Follow the road as it bears left into Westergate Street. Turn left into Belle Meade Close. The property can be found on the right.

Sales & Lettings offices in Arundel, Bognor Regis, Chichester & Walberton

