



# The Orchard Westergate Street

A select development of just two bespoke spacious family homes  
both with four good size bedrooms and bright living  
accommodation, set in a wonderful semi rural location.

Pearmain House & Mirabelle House  
The Orchard  
Westergate Street  
Westergate  
West Sussex  
PO20 3RH



*Just two bespoke family houses at the end of a quiet semi rural lane with views over farmland. The properties are ideally located being close to schools, shops and public transport.*





*A unique opportunity to acquire a stunning family home which has been built to an extremely high standard by Broadway Homes Group.*

### **Spacious Living Accommodation**

- Welcoming Reception Hall
- Large Principle Living Room
- Separate Home Office/Study
- Ground Floor Cloakroom

### **Contemporary Kitchen/Family Room**

- Wonderful Range of Kitchen Units
- Carrera Marble Work Surfaces
- Integrated AEG Appliances
- Double Oven, Microwave & 5 Ring Hob
- Built In Fridge Freezer & Dishwasher
- Boiling Water Tap
- Doors Opening To Gardens

### **Separate Utility Room**

- Space For Washer/Dryer
- Doors Onto Gardens

### **First Floor Bedrooms**

- 4 Double Bedrooms
- En Suite Shower Rooms to Master & Guest Bedroom
- Stylish Family Bathroom With Separate Shower

### **Gardens & General**

- Southerly Rear Gardens
- Paved Patio Area & Turfed Gardens
- Garage & Open Carport
- Driveway Parking
- EV Charging Point & Outside Security Lighting
- Air Source Heat Pump
- Underfloor Heating To Ground Floor

*Mirabelle House and Pearmain House are located at the end of a private driveway with views over open farmland.*

**Situated in a sought after location being easily accessible to local schools, shops and public transport. Barnham Mainline station with its London and Coastal service is about a mile and a half away.**

**Chichester, Arundel and Bognor Regis are all easily accessible via good local road links, with access to both the A27 and A29 also within a short drive**

This select development of just two stunning homes has been designed with family living very much in mind. From the versatile and spacious ground floor accommodation to the wonderful four double bedrooms, these houses are ideal for a young family.

The properties are fitted with all that you'd expect from a Broadway Home, modern flooring throughout the ground floor and quality fitted carpets on the first floor. The southerly rear gardens back onto Woodland with great care having been taken to incorporate surrounding wildlife.

For your opportunity to view and make an early reservation, register your interest by contacting our Sales Office on 01243 551368





## *Directions*

From the War Memorial roundabout at the bottom of Fontwell Avenue proceed south along Nyton Road and into Westergate Street. Shortly after Victoria Gardens there is a pedestrian crossing. Turn immediately right onto the private land where the development can be found at the far end.



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