



9 School Close, Westergate PO20 3AB  
£275,000 Freehold



2 Bedrooms



1 Bathroom



1 Reception Rooms

*SW*  
Sims Williams



## Key Features

- Two Bedroom Terraced House
- Bright Lounge
- Kitchen/Breakfast Room
- Downstairs Cloakroom
- Two Double Bedrooms
- Family Bathroom
- Contemporary Garden
- Two Allocated Parking Spaces
- Chain Free

## EPC Rating

Current = C

Potential = A

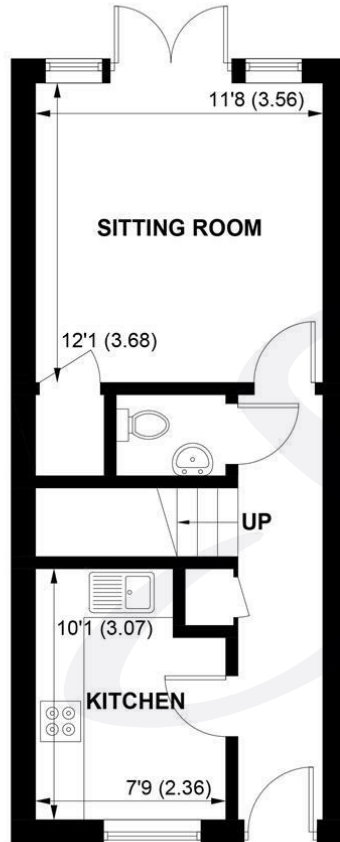
## Council Tax Band

Band = C

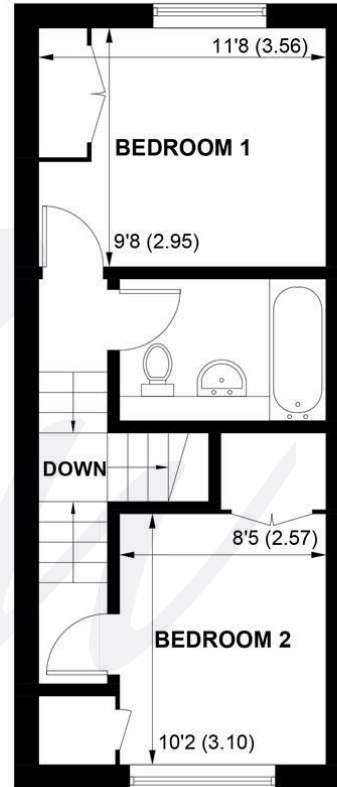
## Tenure - Freehold

Estate Charges: £425 per annum





**GROUND FLOOR**



**FIRST FLOOR**

**APPROXIMATE GROSS INTERNAL AREA = 700 SQ FT / 65 SQ M**

**NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2020 ©**

**Produced for Sims Williams**



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#### CHICHESTER

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#### WALBERTON

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5 Maple Parade

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#### ARUNDEL

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#### BOGNOR REGIS

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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.