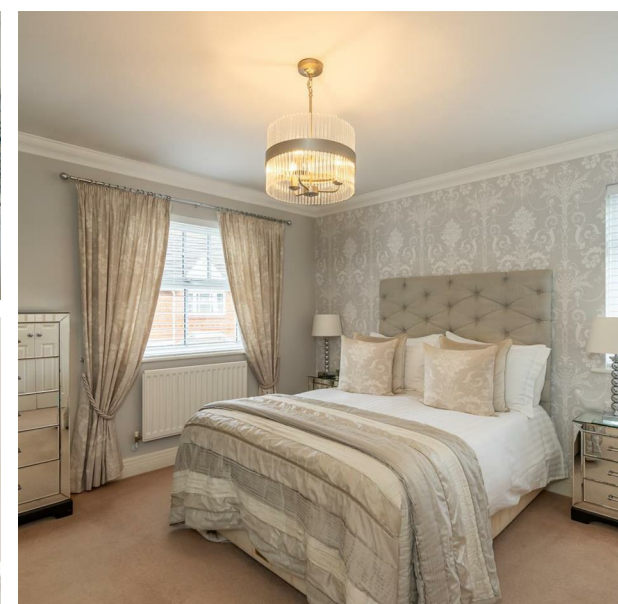


45 Lime Avenue, Westergate, Chichester, West Sussex, PO20 3UF

£550,000

Freehold

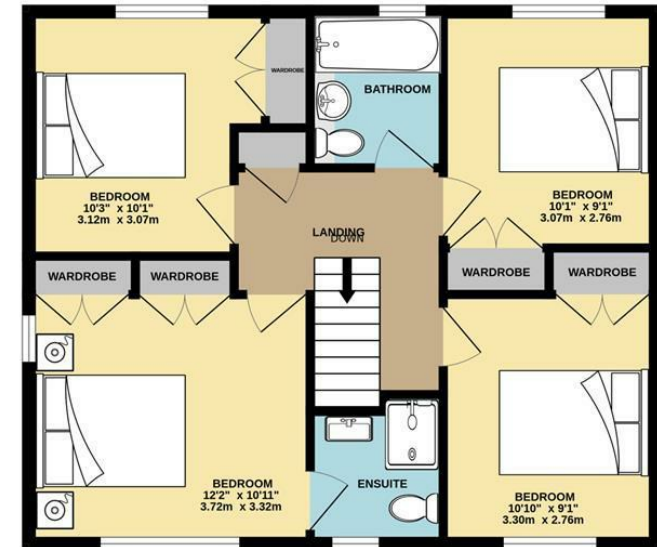
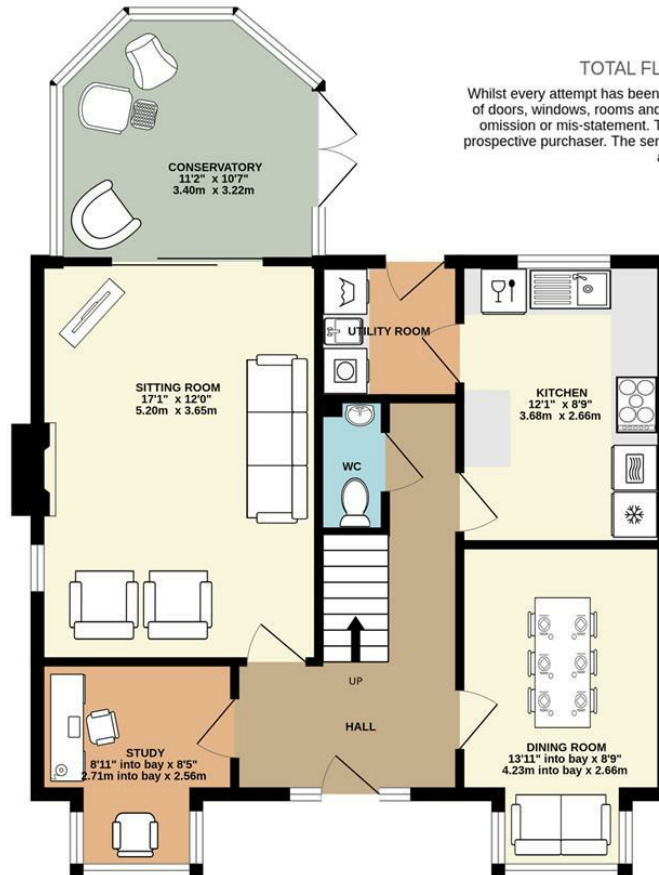
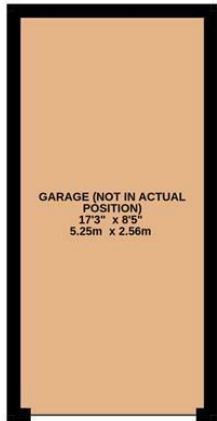


GROUND FLOOR  
890 sq.ft. (82.7 sq.m.) approx.

1ST FLOOR  
606 sq.ft. (56.3 sq.m.) approx.

TOTAL FLOOR AREA : 1496 sq.ft. (139.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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- Detached Executive Family House
- Large Sitting Room opening onto Conservatory
- Separate Dining Room and Study
- Luxury Kitchen and separate Utility Room
- 4 Double Bedrooms all with wardrobes
- Modern Family Bathroom, Ensuite and Cloakroom
- Feature South-Easterly Facing Rear Garden with Patio and Lawn
- uPVC Double Glazing and Gas Central Heating
- Driveway and Garage
- Conveniently Situated within 200 Yards of Local Schools, Shops and Bus Routes

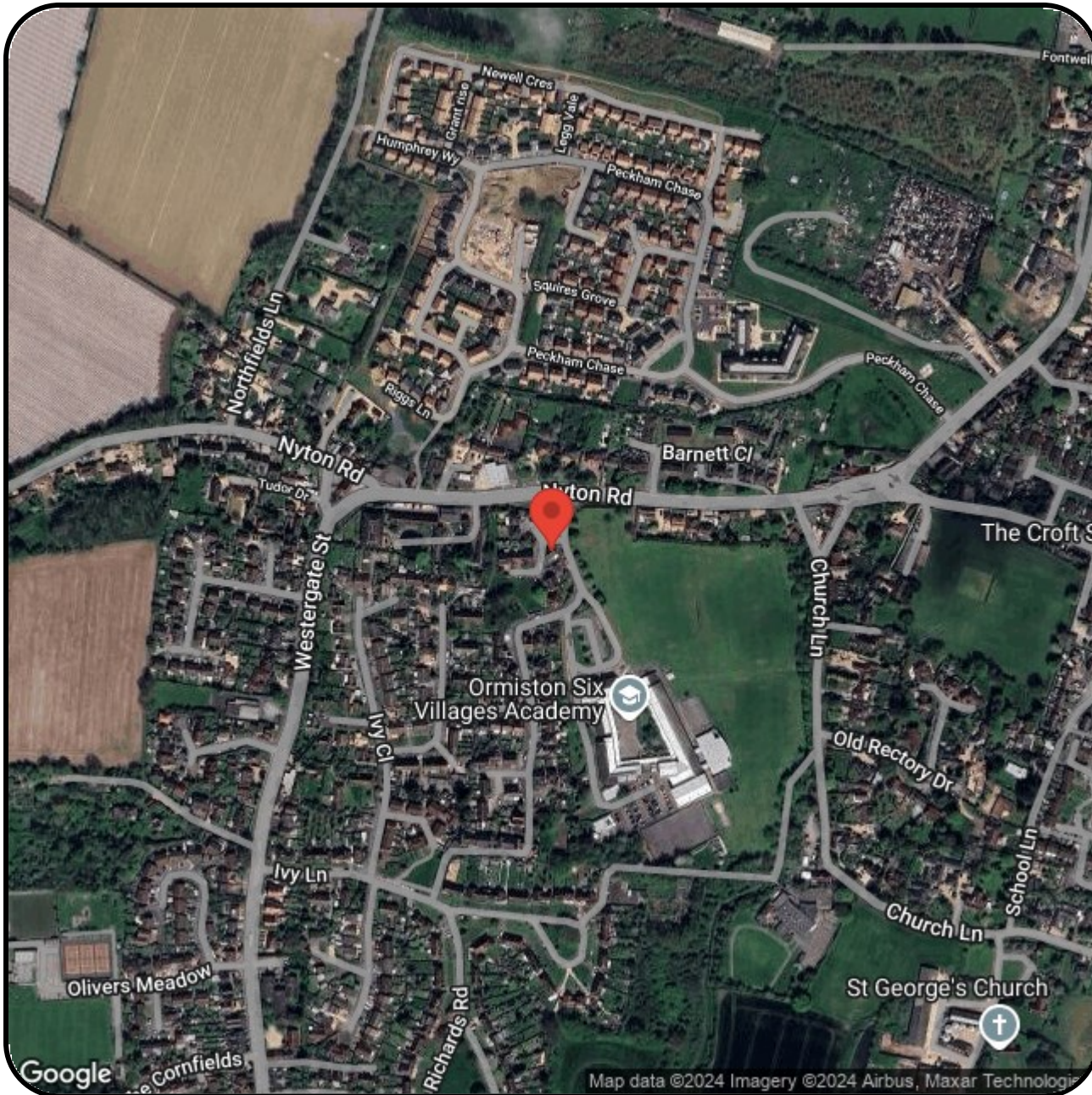


The Following information has been provided by the seller. We Would advise that you ask your solicitor to verify this information during the course of your purchase:

**COUNCIL TAX BAND F**

**LOCAL AUTHORITY**  
 Arun District Council, Arun Civic Centre,  
 Maltravers Road, Littlehampton,  
 West Sussex, BN17 5LF  
 Tel: 01903 737500





# FARDELL

## ESTATE AGENTS

79 Aldwick Road

Bognor Regis

West Sussex

PO21 2NW

01243 869991

sales@fardells.com

<http://www.fardells.com>

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	69	75
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		

England & Wales

EU Directive  
2002/91/EC



Council Tax Band F