

CHARLES PECK

Sales • Lettings • Valuers



34 Barnetts Field, Westergate, PO20 3UD
£499,000

A very well presented and well maintained detached house offering good family accommodation, situated in a large garden at the end of a cul se sac.

Entrance hall | Sitting room | Conservatory | Kitchen | Dining room | WC | Four bedrooms | Bathroom | Gas central heating | Double glazing

Garage | Driveway | Good size garden

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Location

The property stands at the end of a cul de sac in this popular area of Westergate. Good facilities are close at hand including shops, Ormiston Six Villages Academy secondary school and regular public transport including railway station nearby in Barnham.

Entrance hall

WC

Sitting room 19'5 x 11'10 (5.92m x 3.61m)

Conservatory 21'4 x 13'0 (6.50m x 3.96m)

Dining room 13'1 x 8'10 (3.99m x 2.69m)

Kitchen 10'6 x 10'4 (3.20m x 3.15m)

With fitted drawers and cupboards, Corian worktops and sink unit, gas hob, double oven, integrated dishwasher and cupboard housing the gas central heating boiler.

Landing

Bedroom one 12'3 x 10'7 (3.73m x 3.23m)

With built-in bedroom furniture.

Bedroom two 12'2 x 9'9 (3.71m x 2.97m)

Bedroom three 12'2 x 9'7 (3.71m x 2.92m)

Bedroom four 13'3 x 7'0 (4.04m x 2.13m)

Bathroom

With shower cubicle, wash basin and WC.

Outside

To the rear of the property is an attractive and good size garden including patio, rockery beds and large lawned area. To the front of the property is a garden area and driveway leading to the garage.

Garage 17'10 x 8'5 (5.44m x 2.57m)

Tenure

Freehold

Council tax band

E



General remarks

To view please telephone us on 01243 816666 to make an appointment.

Note

We have not tested any systems or appliances and no warranty as to condition or suitability is confirmed or implied. All measurements are approximate.

Our services

If you would like advice to the value of your house or independent mortgage advice, please contact us on 01243 816666.



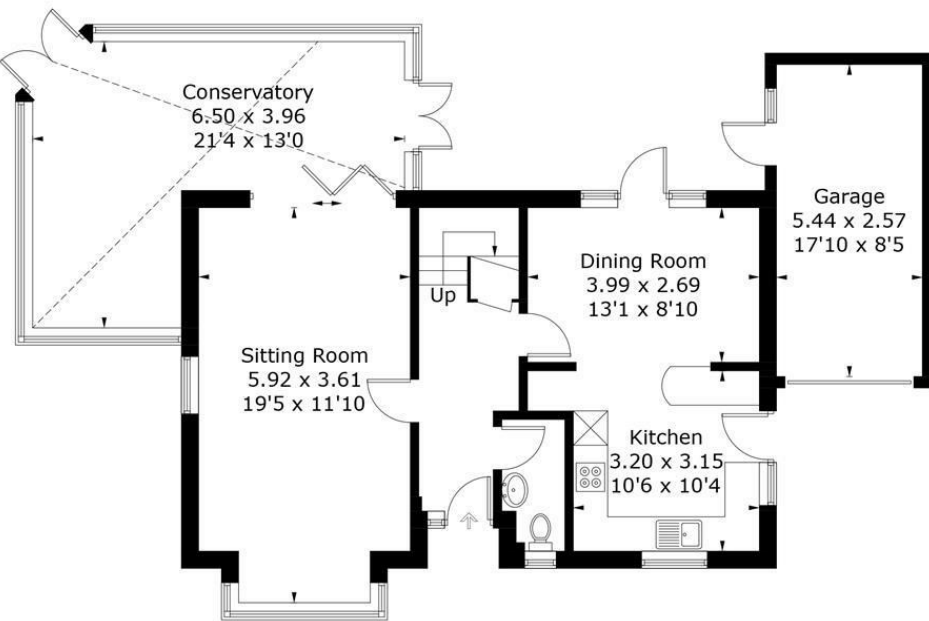
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		78	84
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Barnetts Field, PO20

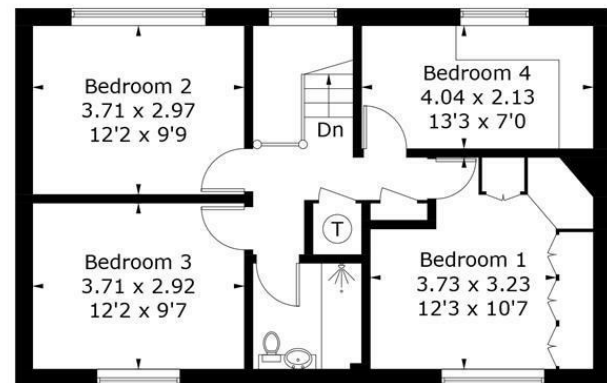
Approximate Gross Internal Area = 141.5 sq m / 1523 sq ft

Garage = 13.9 sq m / 150 sq ft

Total = 155.4 sq m / 1673 sq ft



Ground Floor



First Floor

PRODUCED BY CHARLES PECK

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows and rooms are approximate. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and used as such by any prospective purchaser. (ID1084344)