



Rose Cottage, Westergate

A tastefully improved character Grade II period cottage

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- ▶ Charming Grade II Listed cottage
- ▶ Newly fitted kitchen and bathroom
- ▶ Two well-proportioned bedrooms
- ▶ No onward chain
- ▶ Exposed wall and ceiling beams
- ▶ Two reception rooms (one with a wood burning stove)
- ▶ Walled and fenced rear garden

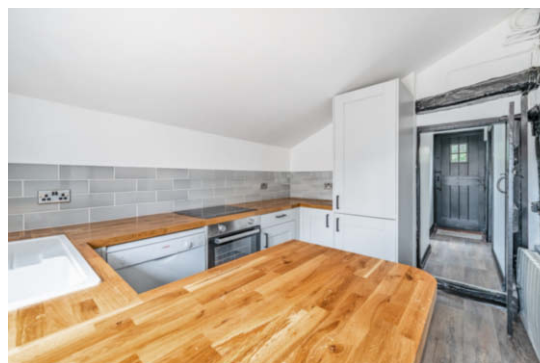
If you are looking for a property with immense character and charm, this delightful Grade II listed cottage may well hold the keys to your next property purchase.

Believed to date from the late Stuart/early Georgian period the property has been simply and tastefully updated to create a most comfortable main residence or pied a terre. Character features include exposed wall and ceiling beams, low ceilings and a recessed fireplace hosting a wood burning stove in the sitting room. There is a separate dining room and a classic shaker style kitchen with an integrated electric oven ceramic hob, fridge freezer and dishwasher. The rear hall has a stable door to the rear garden and a door to the newly refitted bathroom where there is also plumbing for a washing machine and space for a tumble dryer. Upstairs there are two well-proportioned bedrooms.

Outside, the front garden is laid to gravel for ease of maintenance and the walled and fenced rear garden is a blank canvass.

Arun District Council - 24/25 Tax Band D £2,253.40

NB - The property has no parking





Approximate Area = 901 sq ft / 83.7 sq m

For identification only - Not to scale



Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.

Location

In addition to a local shop and schools in Westergate, there is a further range of shops, schools and a railway station to London Victoria in Barnham. Nearby is Fontwell racecourse offering a season of jump horse racing, whilst to the north west Goodwood is famous for its many event days including the world renowned Festival of Speed and Goodwood Revival for motor racing enthusiasts and a season of flat horse racing including the Qatar Goodwood Festival. The cathedral city of Chichester offers excellent high street shopping, many fashionable restaurants, cafes and bars and the Festival Theatre. The area to the north is a paradise for wildlife enthusiasts, with beautiful walks and cycle tracks over the South Downs National Park.

Directions

From Chichester proceed east on the A27, and on reaching the Tangmere roundabout proceed straight over. Take the first right signposted to Barnham and Westergate (B2233). Continue right to the end of Nyton Road where the property is on the left. what3words.com/sprouting.above.slacker

