



6 Woodgate Close, Woodgate, PO20 3TA

Guide Price £495,000

 **Henry Adams**
estate agents



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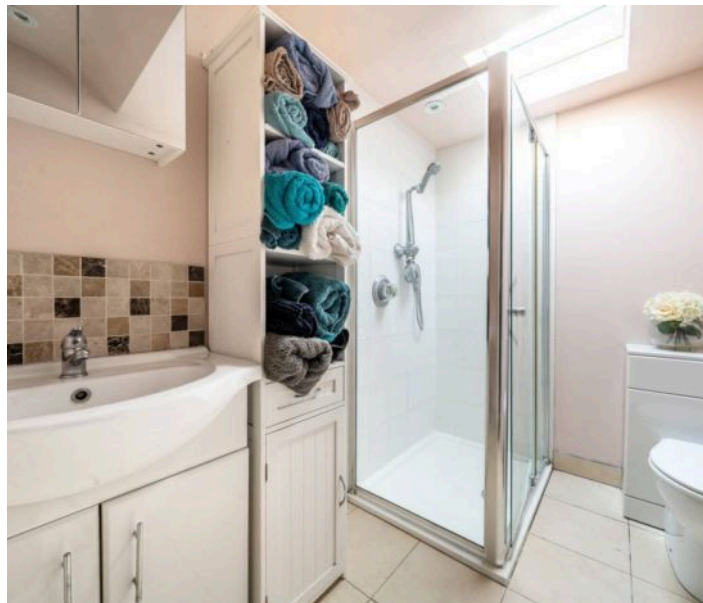
A versatile detached chalet style property.

- Detached chalet style property
- Sitting room
- Kitchen and utility
- Dining room
- Two/three ground floor bedrooms
- Ground floor bathroom/WC
- One/two first floor bedrooms
- First floor shower room/WC
- Large driveway
- Attractive gardens

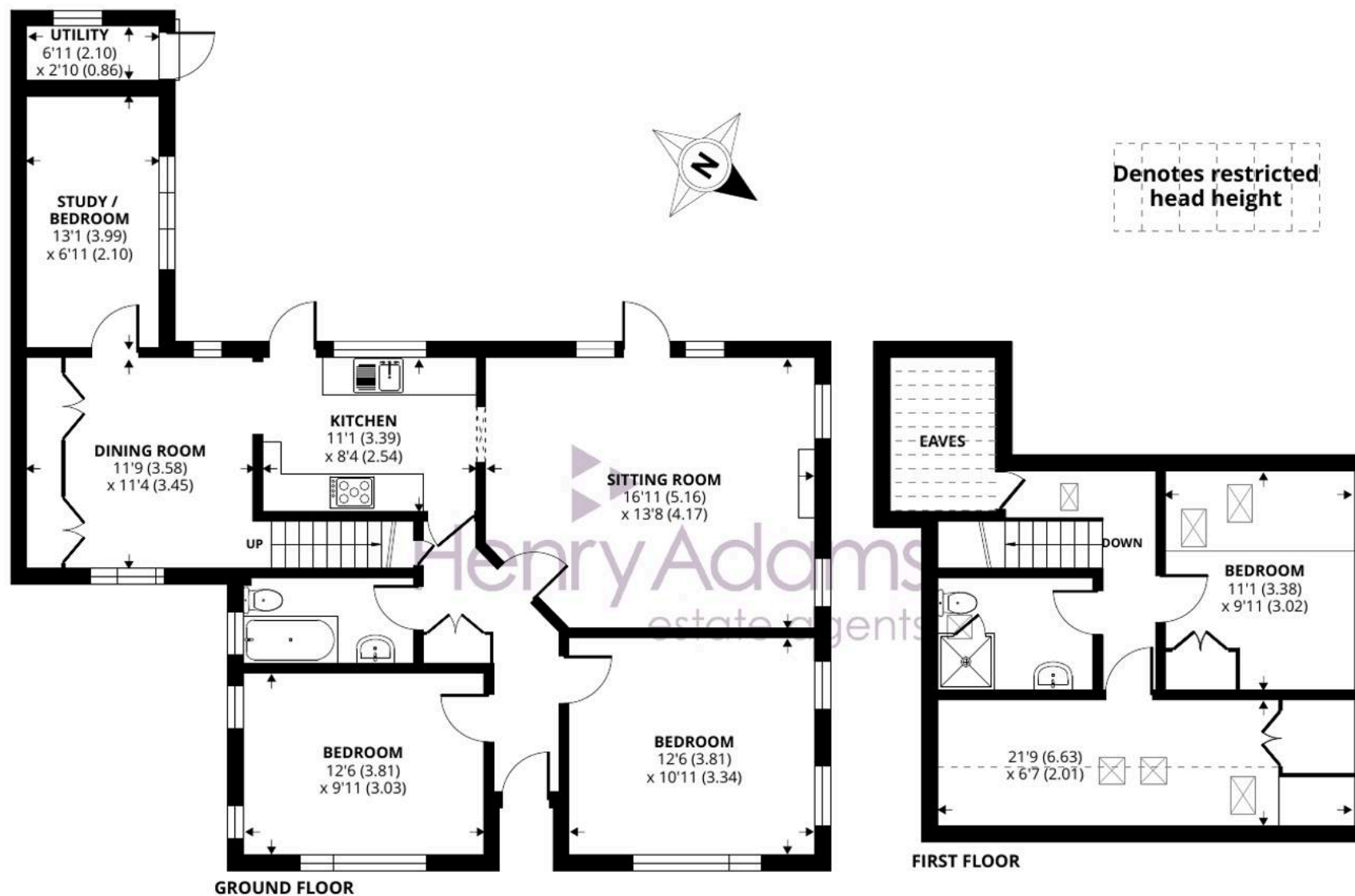
This detached chalet-style property offers versatile accommodation due to various extensions, featuring a spacious sitting room and a kitchen with dining room leading off. On the ground floor, there are also two/three bedrooms and the convenience of a bathroom/WC. The first floor includes one/two additional bedrooms both with Velux windows which afford natural light. Both of these rooms are served by a shower room/WC. An internal inspection of this property is thoroughly recommended to appreciate the flexibility of the accommodation offered.

Outside, to the front of the property is a driveway which provides off-road parking for a large number of vehicles. The enclosed rear garden is a salient feature and enjoys a southerly aspect, with a patio area adjoining the property which gives way to lawn. The total plot measures 0.17 acre.

Boiler and chimney serviced August 2025.







Approximate Area = 1283 sq ft / 119.1 sq m

Limited Use Area(s) = 140 sq ft / 13 sq m

Utility = 20 sq ft / 1.8 sq m

Total = 1443 sq ft / 133.9 sq m

For identification only - Not to scale



Location - Westergate has a local store, primary and secondary school and community centre. Nearby Barnham offers a further range of local shops, public houses, schools and mainline railway station to London Victoria. Fontwell racecourse offers a season of jump horse racing whilst to the north west Goodwood is famous for its many event days. Barnham is situated between the cathedral city of Chichester and the historic town of Arundel. Chichester offers excellent high street shopping, many fashionable restaurants, cafes and bars and Festival Theatre. The area to the north is a paradise for wildlife enthusiasts, with beautiful walks and cycle tracks over the new South Downs National Park.

Directions - From Chichester proceed east on the A27. After passing over the Tangmere/Boxgrove roundabout take the next turning on the right signposted to Westergate B2233 (Nyton Road). At the junction turn right into Westergate Street (A29) and proceed in a southerly direction, continue over the railway crossing and take the second turning on the left into Woodgate Road. Take the first turning on the right into Woodgate Close and the property can be found at the far end. what3words - bumps.curve.guards

Arun District Council - 25/26 Tax Band D £2,360.96 EPC-D

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.

To arrange a viewing call 01243 533377 view details online at henryadams.co.uk

