



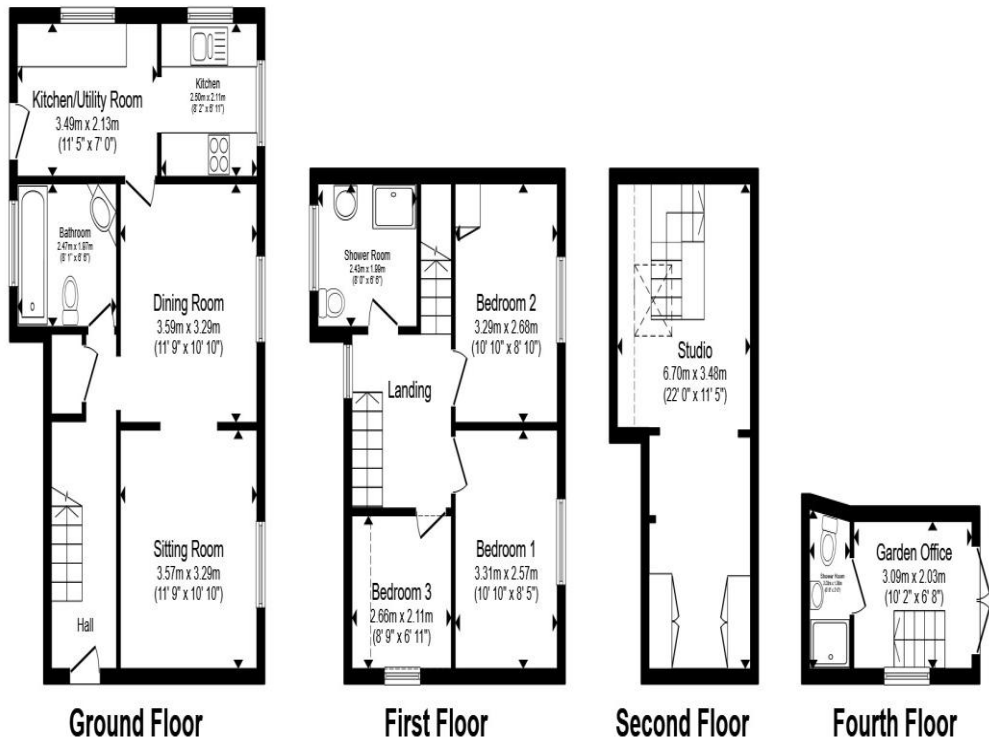
Westergate Street, Westergate Chichester PO20 3QR

welcome to
Westergate Street, Westergate Chichester

Charming and versatile family home in a sought-after village location, close to well-regarded schools, local amenities, and a scenic countryside walking trail ideal for dog owners.

Offering spacious open-plan living, modern bathrooms, a loft-converted bedroom, and a low-maintenance garden.





Total floor area 118.3 m² (1,273 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



welcome to

Westergate Street, Westergate Chichester

- Sought-after village location within walking distance to local schools
- Spacious open-plan living and dining area with charming feature fireplace
- Modern fitted kitchen with ample storage and included appliances
- Versatile accommodation including loft-converted bedroom and home office option
- Low-maintenance wraparound garden with year-round AstroTurf

Tenure: Freehold EPC Rating: C
Council Tax Band: D



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Please note the marker reflects the postcode not the actual property



Property Ref:
BRG109752 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we will ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



01243 864161



BognorRegis@fox-and-sons.co.uk



59 High Street, BOGNOR REGIS, West Sussex,
PO21 1RX



fox-and-sons.co.uk