



6 Orchard Cottages, Westergate Street, Woodgate, PO20 3QL  
£350,000 Freehold



3 Bedrooms



2 Bathrooms



3 Reception Rooms



Sims Williams



## Key Features

- Extended Semi Detached House
- 3 Double Bedrooms
- Ground Floor En Suite
- Modern Kitchen/Breakfast Room
- Conservatory To Garden
- Separate Dining Room
- Mature Rear Garden
- Summer House & Shed
- Popular Residential Area

## EPC Rating

Current = C

Potential = C

## Council Tax Band

Band = C

## Tenure - Freehold

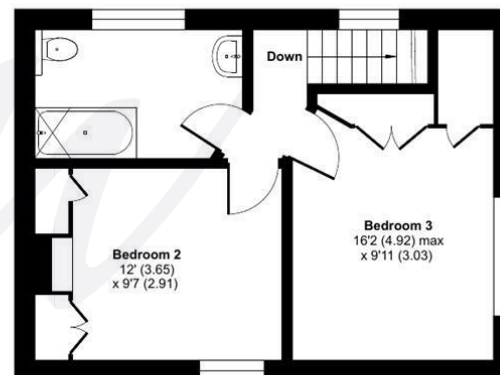
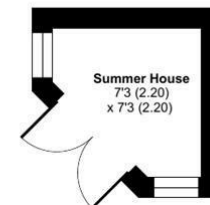
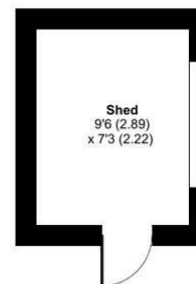
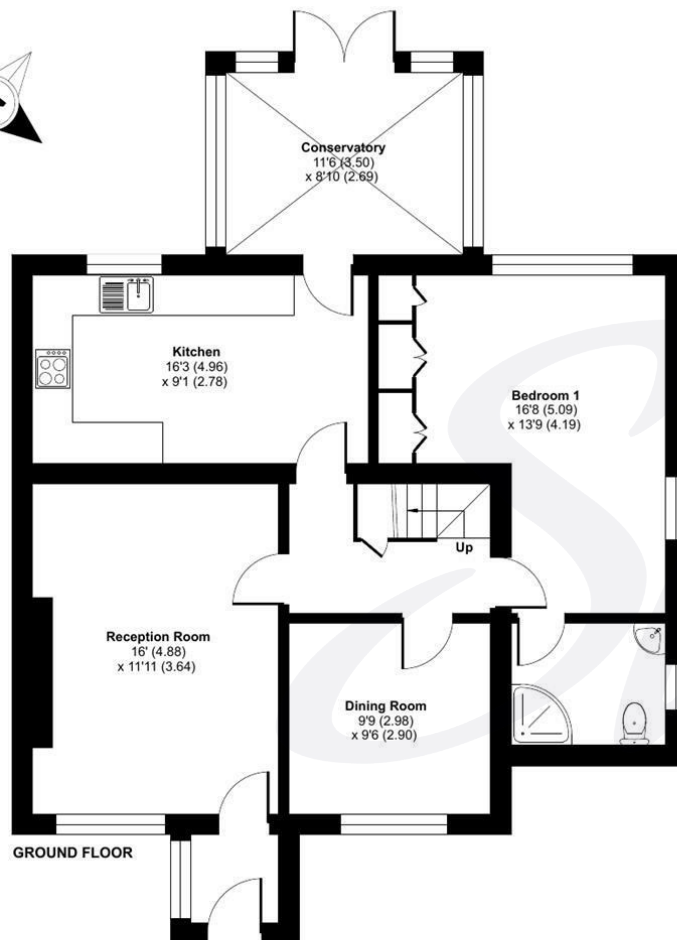


Approximate Area = 1264 sq ft / 117.4 sq m

Outbuildings = 113 sq ft / 10.4 sq m

Total = 1377 sq ft / 127.8 sq m

For identification only - Not to scale



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,  
Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2025.  
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[simswilliams.co.uk](http://simswilliams.co.uk)

#### CHICHESTER

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8-9 Southgate

Sales 01243 787868

Lettings 01243 836055

[chichester@simswilliams.co.uk](mailto:chichester@simswilliams.co.uk)

#### WALBERTON

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5 Maple Parade

Sales 01243 551368

Lettings 01243 836055

[walberton@simswilliams.co.uk](mailto:walberton@simswilliams.co.uk)

#### ARUNDEL

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8a High Street

Sales 01903 885678

Lettings 01903 881133

[arundel@simswilliams.co.uk](mailto:arundel@simswilliams.co.uk)

#### BOGNOR REGIS

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46 High Street

Sales 01243 862626

Lettings 01243 836055

[bognor-regis@simswilliams.co.uk](mailto:bognor-regis@simswilliams.co.uk)

Viewing Strictly by arrangement via the vendor's agent Sims Williams 01243 551368. These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract.