



Warblers Lodge, Westergate Street, Woodgate, PO20 3SQ

£650,000 Freehold



3 Bedrooms



3 Bathrooms



3 Reception Rooms

Sw

Sims Williams

Key Features

- New Build Detached Home
- Situated in Private Lane
- Kitchen/Breakfast/Dining Room
- Double Aspect Sitting Room
- 3 Bedrooms, 3 Bathrooms
- U/floor Heating & Air Source Pump
- Double Garage & Driveway
- 4.5kW Solar PV System Installed
- EPC Rating A
- Chain Free Sale

EPC Rating

Current = A

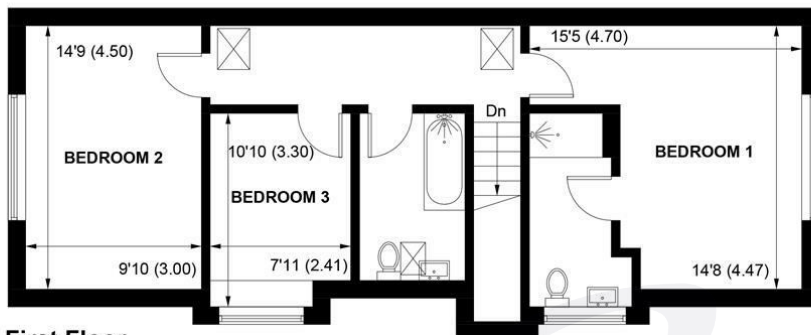
Potential = A

Council Tax Band

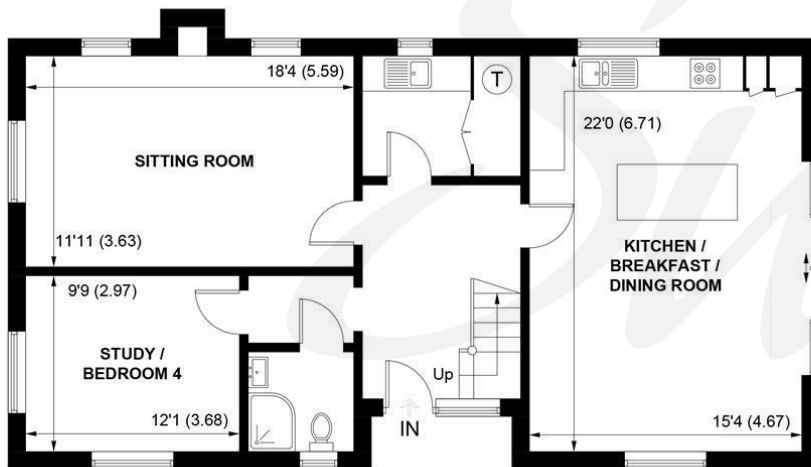
Band = New Build TBC

Tenure - Freehold

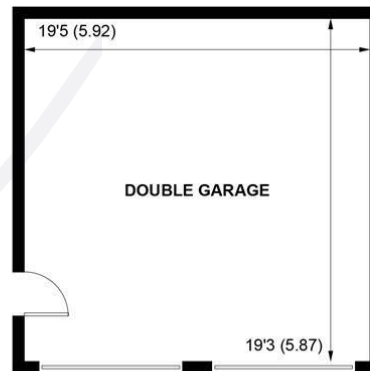




First Floor



Ground Floor



(Not Shown In Actual Location / Orientation)

APPROXIMATE GROSS INTERNAL AREA = 1595 SQ FT / 148.2 SQ M

GARAGE = 371 SQ FT / 34.5 SQ M

TOTAL = 1966 SQ FT / 182.7 SQ M

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2025 ©

Produced for Sims Williams



simswilliams.co.uk

CHICHESTER

8-9 Southgate

Sales 01243 787868

Lettings 01243 836055

chichester@simswilliams.co.uk

WALBERTON

5 Maple Parade

Sales 01243 551368

Lettings 01243 836055

walberton@simswilliams.co.uk

ARUNDEL

8a High Street

Sales 01903 885678

Lettings 01903 881133

arundel@simswilliams.co.uk

BOGNOR REGIS

46 High Street

Sales 01243 862626

Lettings 01243 836055

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.