



**Guide Price**  
**£367,500**

**Freehold**

3x  1x  2x 

**Oaks Close, Westergate,  
Chichester, West  
Sussex, PO20**

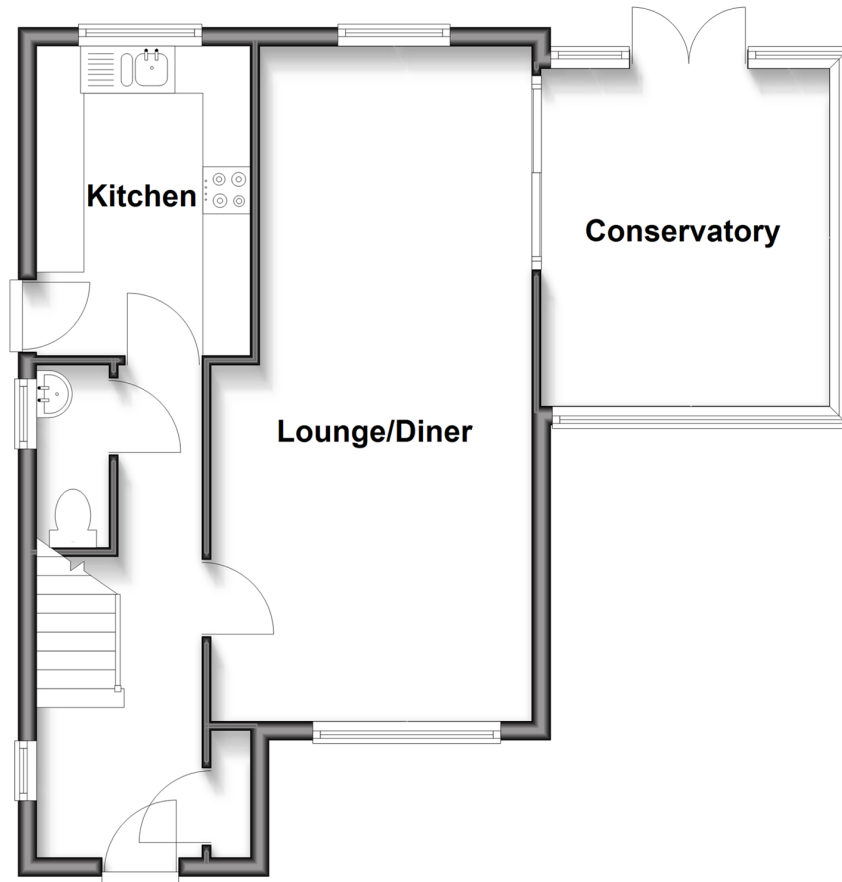
**OVER 60?**

Secure this property  
for up to **59% less!**

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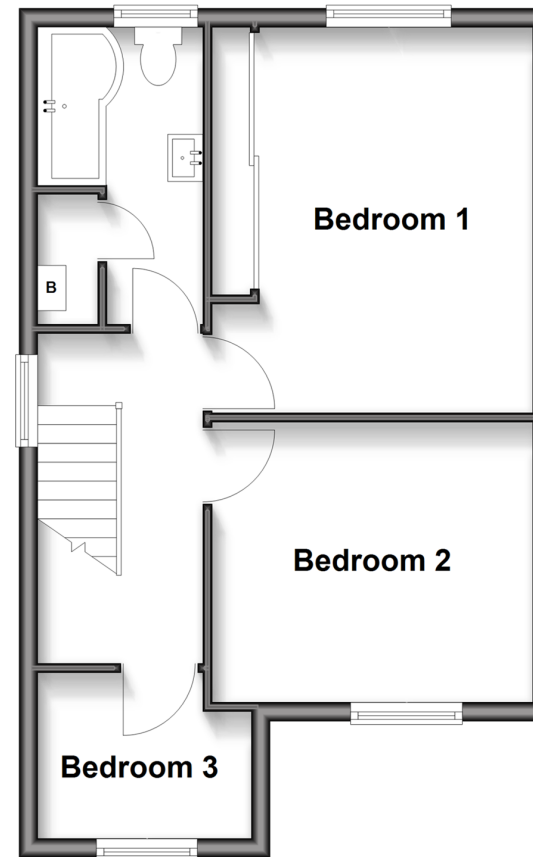
## Ground Floor

Approx. 52.2 sq. metres (561.4 sq. feet)



## First Floor

Approx. 40.8 sq. metres (439.7 sq. feet)



## Accommodation

### GROUND FLOOR

Entrance Hallway

Cloakroom: 6'1 x 2'7 (1.86m x 0.79m)

Kitchen: 10'8 x 7'7 (3.25m x 2.31m)

Lounge/Diner: 23'5 x 11'3 maximum (7.14m x 3.43m)

Conservatory: 12'1 x 10'0 (3.69m x 3.05m)

### FIRST FLOOR

Landing

Bedroom 1: 13'8 x 11'6 (4.17m x 3.51m)

Bedroom 2: 11'6 x 9'9 (3.51m x 2.97m)

Bedroom 3: 7'8 x 5'8 (2.34m x 1.73m)

Bathroom: 10'5 x 5'9 (3.18m x 1.75m)

### OUTSIDE

Garage & Off Road Parking

Front & Rear Gardens



## Main features

- Large detached house with ample off road parking & garage
- Peaceful cul-de-sac position
- Large 'wrap around' style garden
- Close proximity to the local schools & shops
- Excellent sized bedrooms & bathroom - ideal for families
- Easy access into Chichester, Bognor Regis & Arundel



### Nearest Schools

Primary Schools: Aldingbourne Primary 0.1 miles, Eastergate CofE Primary 0.3 miles, Barnham Primary 1.1 miles

Secondary Schools: Ormiston Six Villages Academy 0.2



### Transport Information

Train Stations: Barnham 1.2 miles, Bognor Regis 3.4 miles, Chichester 5.0 miles



### Address

Oaks Close, Westergate, Chichester, West Sussex, PO20



### Directions

For directions to this property please contact us.



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Call Chichester Branch 01243 786581 ■ [cubittandwest.co.uk](http://cubittandwest.co.uk)



- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease

EPC RATING

CURRENT:	POTENTIAL:
D(66)	B(34)

40415396/20260206/SP/HS