



1 Woodgate Villas, Westergate Street, Woodgate, PO20 3AN

Guide Price £375,000



1 Woodgate Villas, Woodgate

An extended 1930's semi-detached family home with generous gardens.

- Older semi-detached character home
- Excellent scope to extend further (STPP)
- Generous 0.13 acre plot
- Dual-aspect sitting/dining room
- Three bedrooms and family bathroom
- Integral garage and workshop
- Ample off-road parking for at least three cars

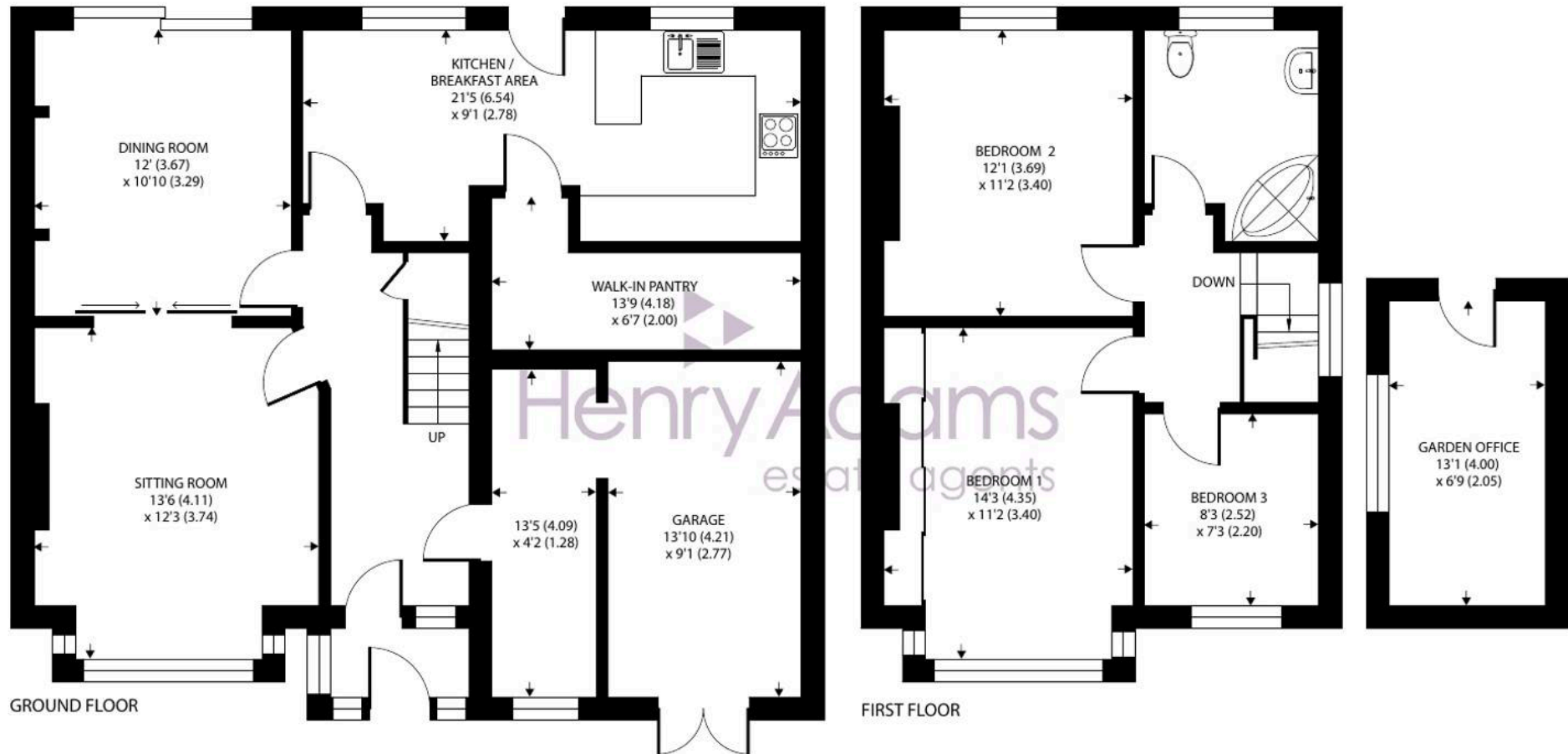
This charming and extended three-bedroom semi-detached house is believed to date from the 1930s and is situated in a non-estate village location. Set on a substantial 0.13-acre plot, the property offers a unique combination of period character, spacious accommodation and excellent potential to further extend or modernise, subject to local authority consent.

The property welcomes you with a spacious entrance hall, setting the tone for the light and airy interiors throughout. The dual aspect sitting and dining room is bright and inviting, featuring a deep bay window in the sitting area that floods the room with natural light and a traditional gas fire, providing a cosy focal point. The dining area opens via sliding double-glazed patio doors onto the rear garden, offering a seamless connection between indoor and outdoor living. The extended kitchen/breakfast room is equipped with a comprehensive range of cupboards, ample work surfaces, and a walk-in pantry providing excellent storage. The space is perfectly suited for family dining and casual entertaining.

Upstairs, there are three bedrooms and a family bathroom featuring a corner bath and electric shower over, offering practicality alongside classic charm.







Approximate Area = 1401 sq ft / 130.1 sq m

Outbuilding = 88 sq ft / 8.1 sq m

Total = 1489 sq ft / 138.2 sq m

For identification only - Not to scale



Outside - The property benefits from ample off-road parking for at least three cars, leading to an integral garage and workshop. In past years, the current owners have commenced the process of converting this space into a study/bedroom with a shower room and WC, potentially adding further flexibility to the home's layout. The rear garden is a particular highlight, laid predominantly to lawn with a patio area adjacent to the house, ideal for alfresco dining and relaxation. A store provides additional storage and complements the garden space.

This home is perfect for those looking to create their dream family home in a desirable village setting, combining charm, space and versatility.

Location - Nearby is a local Co-op convenience store along with other facilities including 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. After passing the priming school on your right, continue for approximately 200 yards and 1 Westergate Wood Villas is on the left just before the turning to Belle Meade Close. what3words - singer.cake.taps

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

