



Pendean Westergate Street, Westergate PO20 3QX

OIEO £550,000 Freehold



4 Bedrooms



2 Bathrooms



3 Reception Rooms



Sims Williams

## Key Features

- Versatile Detached Bungalow
- 0.31 Acre Plot
- 2 Large Reception Rooms
- Kitchen/Breakfast Room
- 4 Bedrooms
- En Suite & Further Shower Room
- Office With Own Entrance
- Established Gardens
- Large Garage & Parking

## EPC Rating

Current = E  
Potential = D

## Council Tax Band

Band = C

## Tenure - Freehold





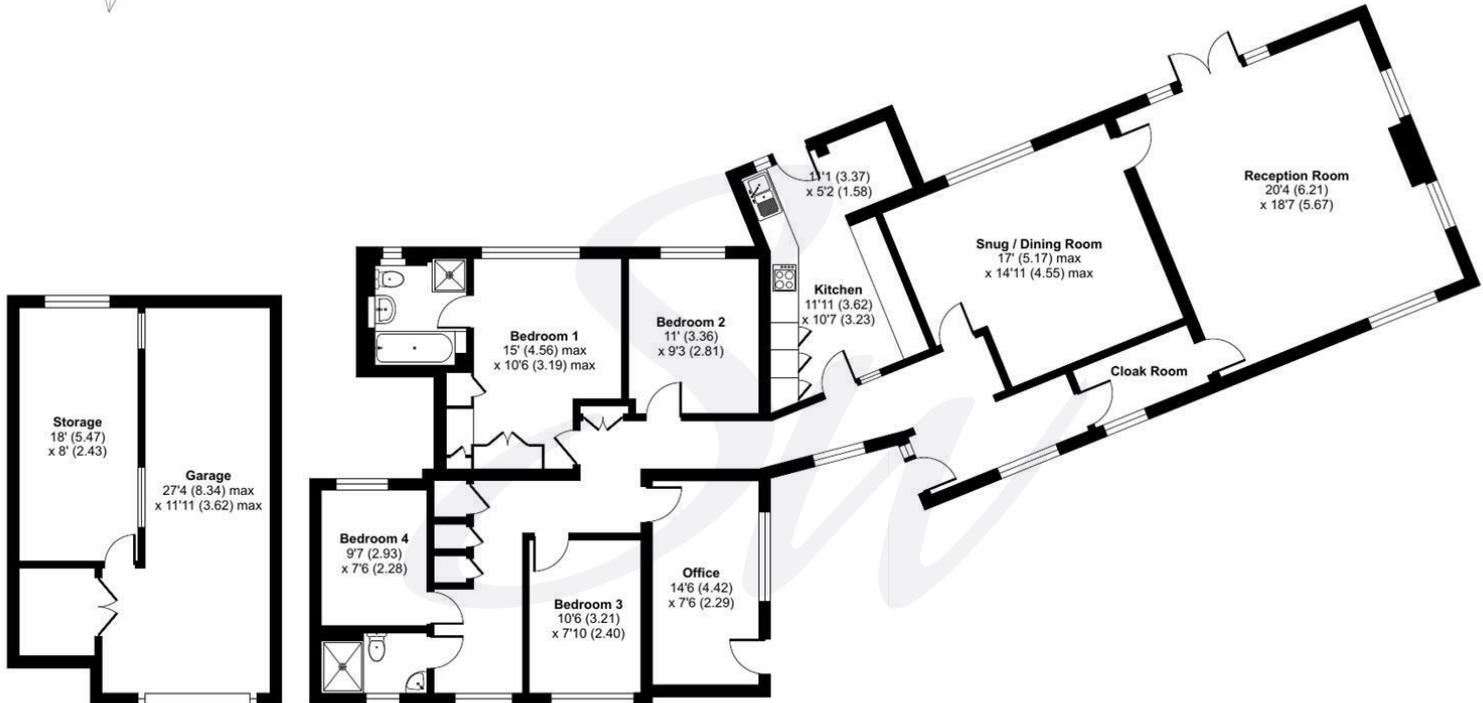
Approximate Area = 1705 sq ft / 158.3 sq m

Garage = 470 sq ft / 43.6 sq m

Outbuilding = 109 sq ft / 10.1 sq m

Total = 2284 sq ft / 212 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2025. Produced for Sims Williams. REF: 1294821





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#### CHICHESTER

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Lettings 01243 836055

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#### WALBERTON

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5 Maple Parade

Sales 01243 551368

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#### ARUNDEL

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#### BOGNOR REGIS

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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.