



32 Elm Road, Westergate, PO20 3RQ

OIEO £270,000 Freehold



2 Bedrooms



1 Bathroom



1 Reception Room

Sw

Sims Williams

Key Features

- End Of Terrace House
- Close To Amenities
- Kitchen/Diner
- Bright Sitting Room
- 2 Double Bedrooms
- Cloakroom & Bathroom
- Front And Rear Gardens
- On Street Parking
- Garage In Compound

EPC Rating

Current = F
Potential = C

Council Tax Band

Band = C

Tenure - Freehold

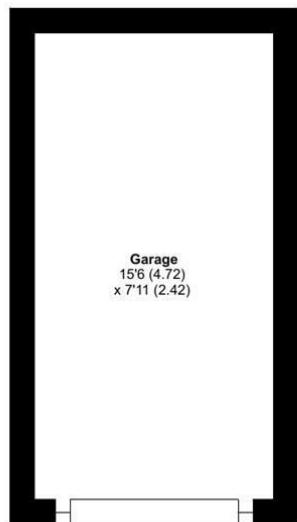


Approximate Area = 693 sq ft / 64.3 sq m

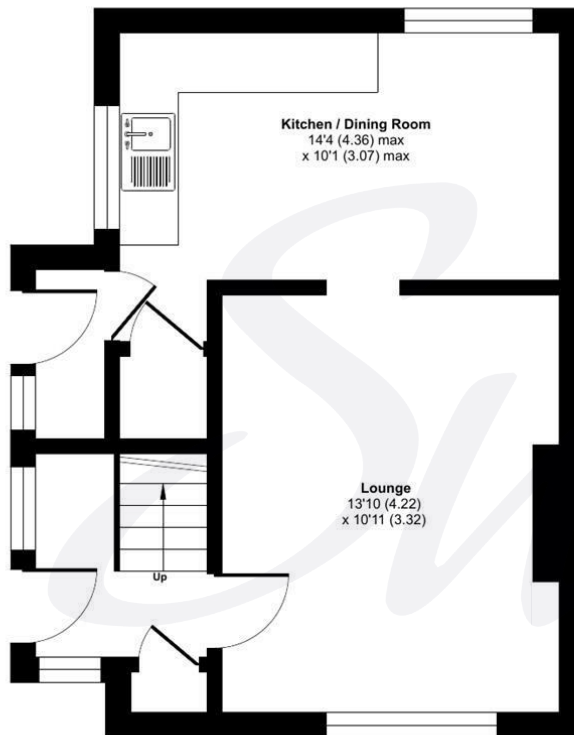
Garage = 123 sq ft / 11.4 sq m

Total = 816 sq ft / 75.7 sq m

For identification only - Not to scale



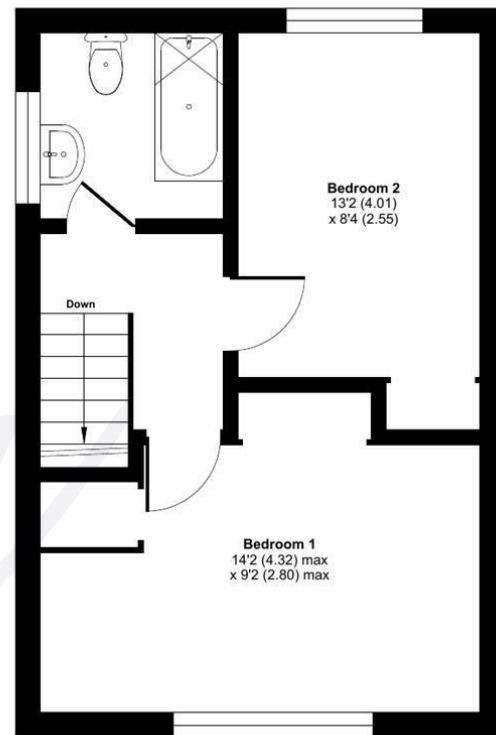
Garage
15'6 (4.72)
x 7'11 (2.42)



Kitchen / Dining Room
14'4 (4.36) max
x 10'1 (3.07) max

Lounge
13'10 (4.22)
x 10'11 (3.32)

GROUND FLOOR



Bedroom 2
13'2 (4.01)
x 8'4 (2.55)

Bedroom 1
14'2 (4.32) max
x 9'2 (2.80) max

FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025.
Produced for Sims Williams. REF: 1288185





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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.