

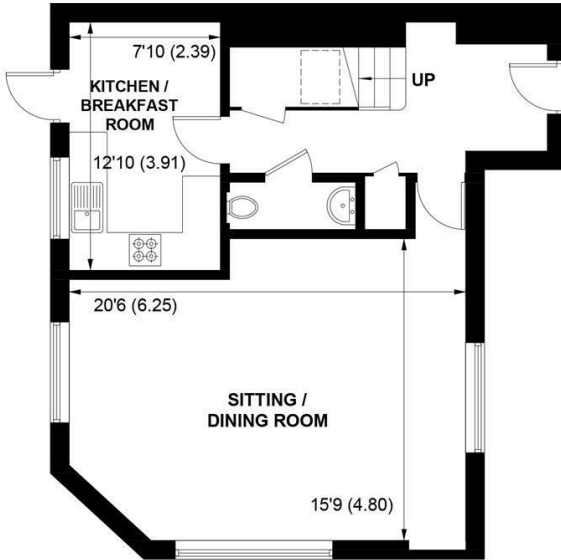
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Sims Williams

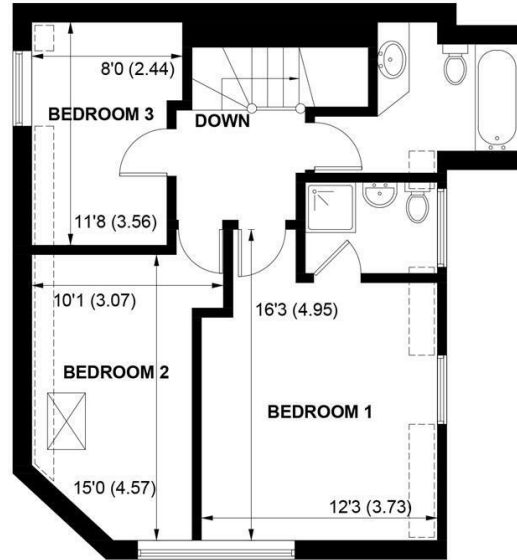


6 OLD SCHOOL PLACE, WESTERGATE STREET, WESTERGATE, SUSSEX, PO20 3QR

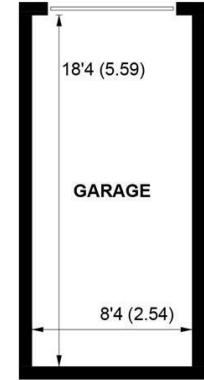
 = REDUCED HEADROOM BELOW 1.5m / 5'0



**GROUND FLOOR**



**FIRST FLOOR**



(NOT SHOWN IN ACTUAL LOCATION / ORIENTATION)

**APPROXIMATE GROSS INTERNAL AREA = 1172 SQ FT / 108.9 SQ M**

**GARAGE = 154 SQ FT / 14.3 SQ M**

**TOTAL = 1326 SQ FT / 123.2 SQ M**

**NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2021 ©**

**Produced for Sims Williams**

# £350,000 Freehold

6, OLD SCHOOL PLACE,  
WESTERGATE STREET,  
SUSSEX, PO20 3QR

- Character Property
- Triple Aspect Living Room
- Modern Fitted Kitchen
- Ground Floor Cloakroom
- 3 Bedrooms
- En Suite Shower Room
- South Facing Gardens
- Garage & Parking
- Chain Free

## EPC RATING

Current = C  
Potential = B

## COUNCIL TAX BAND

Band = D

Forming part of this former village school, the property is situated at the far end of this attractive development being easily accessible to local schools, shops and public transport.

The accommodation comprises entrance hall with built-in storage cupboard and ground floor cloakroom, with a further large storage cupboard.

The triple aspect living room is understood to have been the original school hall, and has attractive woodblock flooring.

The kitchen is fitted with a range of cream fronted Shaker style units, with built-in oven, hob and extractor unit. There is also ample space and plumbing for washing machine and fridge freezer. There is a stable door leading onto the southerly rear garden.

On the first floor there are three bedrooms, with the master bedroom being double aspect and having an en suite shower room. There is also a family bathroom with a modern white suite.

Outside, the southerly rear garden provides an area of lawn and paved patio, with a gate to the garage compound. The garage has a metal up and over door, loft storage, power and light.

## Disclaimer

As the seller's agent we are not surveyors or conveyancing experts and as such we cannot and do not comment on the condition of the property or issues that may affect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquiries before making any transactional decisions.

## Directions

From the War Memorial roundabout at the bottom of Fontwell Avenue proceed west along Nyton Road and bear left into Westergate Street. The property can be found on the left hand side after the turning into Pine Close and before the turning into Elmcroft Place.



Viewing Strictly by arrangement via the vendor's Sole Agent Sims Williams 01243 551368  
These particulars are believed to be correct but their accuracy is not guarantee and they do not form part of any contract

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