Sw
Sims Williams

27 OLIVERS MEADOW, WESTERGATE, SUSSEX, PO20 3YA

CONSERVATORY

17'9 (5.41)

7'1(2.16)

17'9 (5.41)

SITTING ROOM

10'2 (3.10)

UP

11'0(3.35)

8'1(2.46)

KITCHEN

5'10(1.78)

DINING ROOM

15'9(4.80)

GROUND FLOOR

BEDROOM 1

17'8 (5.38)

10'5 (3.17)

T

DOWN

11'4(3.45)

10'11(3.33)

BEDROOM 3

BEDROOM 2

7'11(2.41)

6'8(2.03)
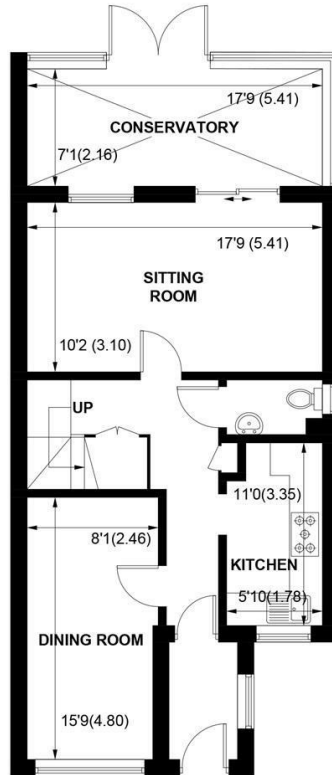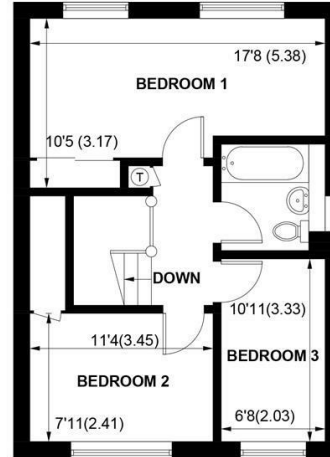
FIRST FLOOR

APPROXIMATE GROSS INTERNAL AREA = 1149 SQ FT / 106.8 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

27, OLIVERS MEADOW, WESTERGATE, SUSSEX, PO20 3YA

- Semi Detached House
- Living Room
- Refitted Kitchen
- Dining Room/Bedroom 4
- Conservatory
- Cloakroom
- 3 Bedrooms
- Family Bathroom
- Garden & Parking

EPC RATING
Current = D
Potential = B

COUNCIL TAX BAND
Band = C

This 3 bedroom semi detached house is in a sought after location and is presented in good order throughout.

Accommodation comprises a large entrance porch with door into the hallway and good storage.

The garage has been converted to provide a dining room/bedroom 4. There is also a ground floor cloakroom.

The kitchen has been refitted with a good range of modern high gloss units with wooden work tops and built in oven, hob and extractor over. There is space for a fridge/freezer and washing machine.

The good size bright living room has laminate flooring and sliding doors to the full width conservatory which opens onto the rear garden.

Upstairs there are 3 good size bedrooms. The large master bedroom has built in wardrobes. The fully tiled bathroom consists of bath with shower over, wash basin and WC.

Outside the rear garden has been attractively hard landscaped with a side access gate leading to the front. The front garden has decorative paving and gravel and provides off road parking.

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 south along Nyton Road and into Westergate Street. Take the 3rd turning on the right into Olivers Meadow and bear right. The property can be found on the left hand side.

Sales & Lettings offices in Arundel Chichester & Walberton