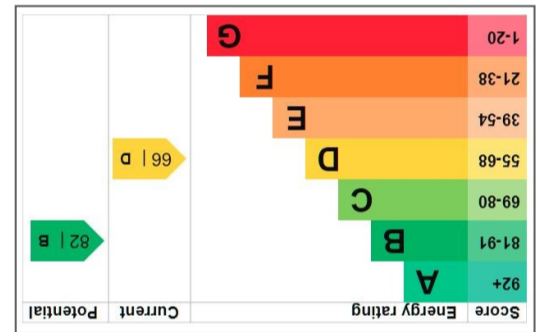
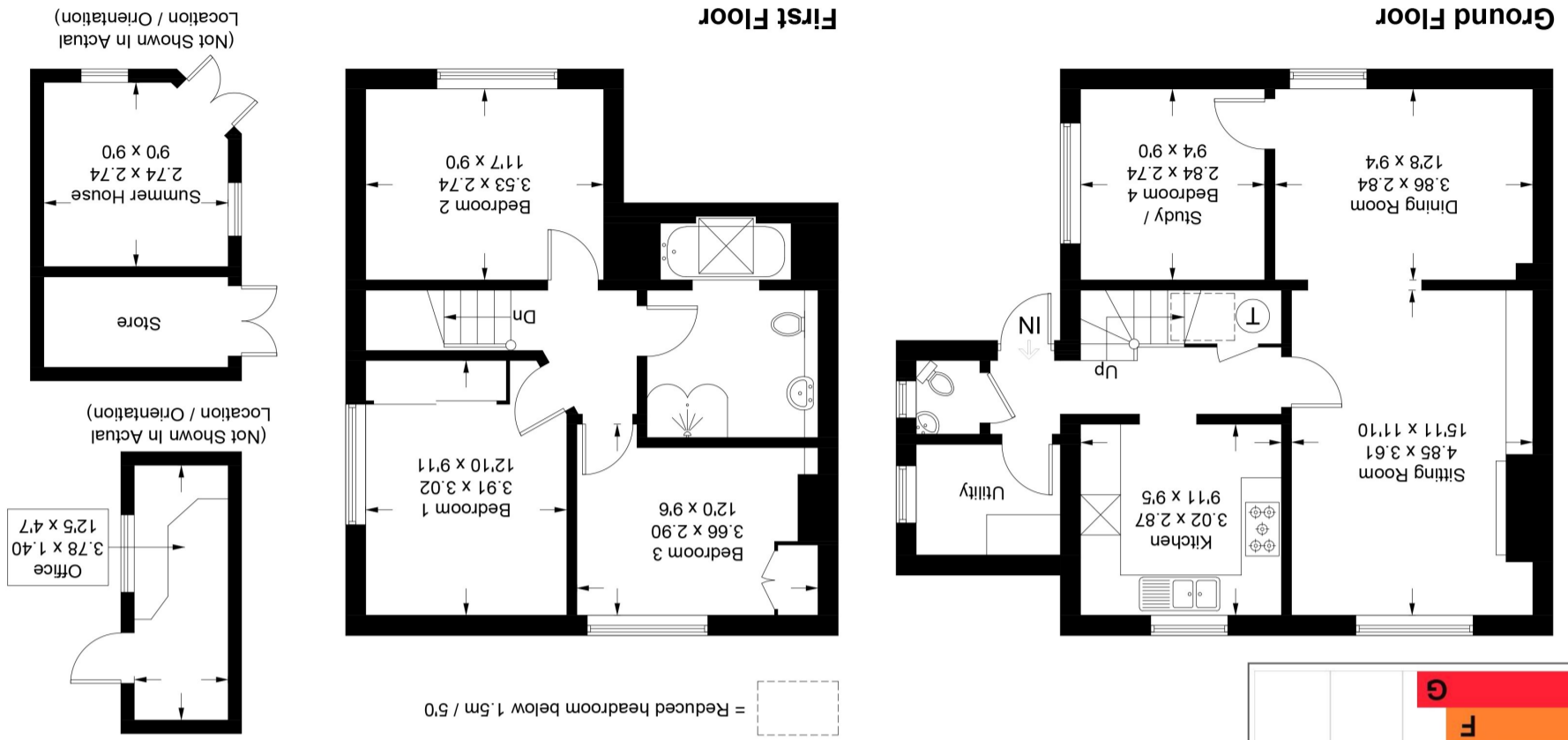


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. Created by Emzo Marketing 2022. (ID846998)



1 Orchard Cottages, Westergate Street, PO20 3QL

Approximate Gross Internal Area = 106.9 sq m / 1151 sq ft
 Office / Summer House = 16.6 sq m / 179 sq ft
 Total = 123.5 sq m / 1330 sq ft

Produced for Stride & Son Estate Agent.



STRIDE & SON

Southdown House, St. John's Street, Chichester, PO19 1XQ

Tel: 01243 782626 Fax: 01243 786713

www.strideandson.co.uk

properties@strideandson.co.uk



Woodgate, Chichester

1 Orchard Cottages, Westergate Street, Woodgate, Chichester, PO20 3QL.

Situated near Woodgate Crossing in the sought-after Parish of Aldingbourne, and just to the south of the popular village of Westergate, 1 Orchard Cottages is an **extended 3/4 bedroom semi-detached house** with 2/3 reception rooms and a large bathroom with separate shower. Much improved by the present owners, it has been a loved family home for about 15 years, and currently offers well-presented and balanced accommodation. The property also benefits from gas fired central heating and UPVC double glazing. Outside, there is pedestrian access off Westergate Street to a pleasant front garden and there is gated access from behind the property to a good sized enclosed westerly aspect rear garden with hardstanding providing **private parking**, a small timber office/studio and timber summerhouse. The vendors also advise that there is informal parking on a large Council owned forecourt adjacent to the rear garden and accessed via St John's Close off Hook Lane. **NO FORWARD CHAIN.**

The property is located within easy reach of local convenience stores, The Prince of Wales public house, Aldingbourne Primary School, and is only about 1 mile from Ormiston Six Villages Academy Secondary School. There is a mainline train station at Barnham village some 2 miles away with a good range of local shops, and there is a regular bus service to Bognor Regis town, being approximately 3 miles to the south, and to the Cathedral City of Chichester, being about 5 miles to the west.

UPVC entrance door from rear of property to:

ENTRANCE HALL: Understairs storage cupboard housing hot water cylinder. Oak flooring. Radiator with cover. Doors to:

CLOAKROOM: Low level WC. Wash hand basin. Oak flooring. UPVC double glazed window.

SITTING ROOM: Fireplace with log burner with fitted storage to either side to ceiling height, comprising base cupboards and drawers with shelving and glass fronted display cabinets above (one base cupboard housing electricity meter and fuse box). Oak flooring. Two radiators (one with cover). UPVC double glazed window. Wide opening to:

DINING ROOM: Recessed ceiling spotlights. Wood-effect flooring with underfloor heating. UPVC double glazed window. Door to:

STUDY/BEDROOM 4: Recessed ceiling spotlights. Underfloor heating. UPVC double glazed window.

From Entrance Hall, archway to:

KITCHEN: Fitted kitchen comprising wood-effect worksurfaces with drawers and cupboards under. Several wall mounted cupboards. Inset single drainer, double bowl stainless steel sink unit with mixer tap with gas meter under. Fitted Indesit electric double oven and grill. Inset Neff five ring gas hob with fitted stainless steel cooker hood with light above. Space for fridge/freezer. Tiled splashbacks. Oak flooring. Radiator. UPVC double glazed window.

UTILITY ROOM: Fitted worktop with space and plumbing for washing machine and tumble dryer under with wall mounted cupboard above. Space for fridge/freezer. Recessed ceiling spotlights. Wood effect flooring. Radiator. UPVC double glazed window.

From Entrance Hall, stairs with UPVC double glazed window to:

1st FLOOR LANDING: Radiator. Access hatch with folding ladder to loft space with Worcester gas fired boiler. Doors to:

BEDROOM 1: Built-in mirror fronted wardrobe to ceiling height with hanging rails and shelving. Radiator. UPVC double glazed window.

BEDROOM 2: Wood effect flooring. Radiator. UPVC double glazed window.

BEDROOM 3: Built-in wardrobe. Radiator. UPVC double glazed window.

BATHROOM/

SHOWER ROOM/WC: Recess with fitted bath with mixer tap and shower spray attachment. Walk-in shower with glazed screens and Aqualisa shower control unit. Low level WC with concealed cistern. Wash hand basin with fitted drawers and cupboards under with large inset mirror to wall above. Tiled walls. Tile effect flooring. Recessed ceiling spotlights. Towel radiator. Double glazed Velux window.

SERVICES: All main.

COUNCIL TAX: Band C

EXTERIOR: The property can be accessed from Westergate Street via a personal gate opening to a front garden area with lawn, shrub beds, a high hedge to the front boundary and a paved path and terrace leading to a side gate and the rear garden. The good-sized **westerly aspect rear garden** is nicely enclosed by high brick walling and timber fencing with an extensive paved terrace with covered BBQ area/log store, small lawn, timber decked area and a concrete hardstanding providing **private parking via double timber gates**. Timber office/studio with power, lighting, phone point and double-glazed window. Timber summerhouse with power and integrated store. Timber shed.

GUIDE PRICE: £425,000 FREEHOLD

DIRECTIONS: Leave Chichester to the east along A27 towards Arundel. Cross the roundabout at Tangmere and continue on for approximately a mile and take the next turning right signposted Aldingbourne. After about ¾ of a mile turn right onto Oving Road and after about ¼ of a mile turn left onto Hook Lane. Follow the road for approximately 1 ½ miles and take the last turning on the left into St John's Close. Turn right then right again onto a large forecourt where there is informal parking, and the back gates to 1 Orchard Cottages will be found on the left-hand side.

Please Note: Neither the heating system nor the services have been checked by the Agents.

