

# Tudor Lodge, Tudor Drive, PO20 3YT

Approximate Gross Internal Area = 79.5 sq m / 856 sq ft

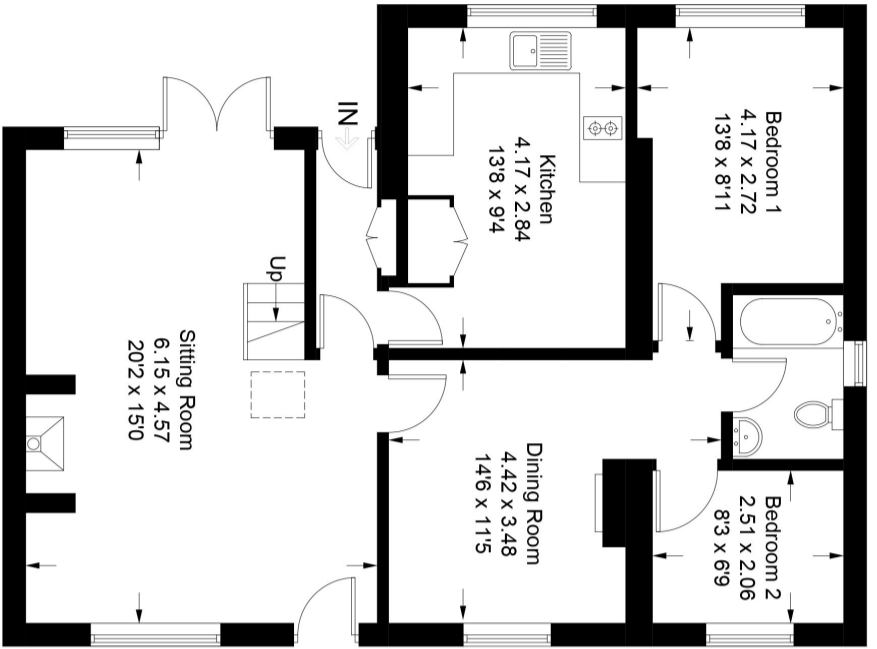
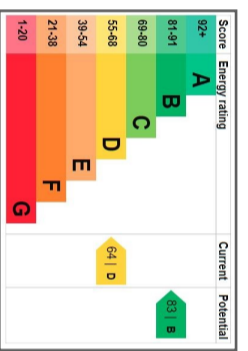
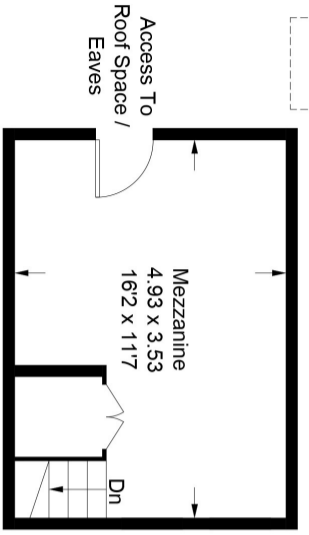
Mezzanine = 17.6 sq m / 189 sq ft

Total = 97.1 sq m / 1045 sq ft

Produced for Stride & Son Estate Agent.



 = Reduced headroom below 1.5m / 5ft



## Ground Floor

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. (ID855971)



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Westergate

## **Tudor Lodge, Tudor Drive, Westergate, PO20 3YT**

Situated on a private drive at the northern end of the popular village of Westergate, Tudor Lodge is a charming and surprisingly **spacious 2 bedroom detached period cottage**, which is understood to be a former barn of the neighbouring 16th century Mouse Hall. Improved and modernised by the present owner over the last couple of years, the property offers very **well-presented and versatile accommodation** with a light and airy ambience. Features to note include a **superb double aspect sitting room with vaulted ceiling, small Inglenook fireplace with log burner and exposed beams**, a separate dining room or snug, 2 bedrooms and a modern bathroom/WC. It also boasts a **beautiful recently refitted kitchen/breakfast room**, replacement double glazed windows and a replacement gas fired boiler. The accommodation is further enhanced by a **large mezzanine level with loft storage** accessed via a staircase from the sitting room offering a flexible, well-appointed space which might be ideal for hobbies or as a study. Outside, there is a private driveway providing **off-street parking along with pleasant nicely enclosed 'low maintenance' front and rear courtyard gardens**.

Offered for sale with the advantage of **no 'forward chain'**, this delightful property might appeal as a holiday home or investment for holiday lets as well as a main residence.

The property is located within easy reach of local convenience stores. There is a mainline train station at Barnham village only about 1 ½ miles away with a good range of local shops and there is a regular bus service to the Cathedral city of Chichester being some 5 miles to the west and to Bognor Regis town approximately 4 miles to the south. The National Trust's Slindon Estate, offering pretty woodland walks, is located only about 2 miles away, whilst the historic town of Arundel is approximately 5.5 miles to the east.

Covered and part glazed entrance porch with light and cupboards housing electricity meter and gas meter. Timber front door opening to:

**SITTING ROOM:** 20'2 x 15'. Feature brick fireplace and chimney with tiled hearth and log burner. Vaulted ceiling. Numerous wall light points. Three radiators. Double aspect room with UPVC double glazed window overlooking the front garden and UPVC double glazed double doors with matching side panel to rear garden. Door to:

**DINING ROOM:** 14'6 x 11'5. Feature fireplace. Radiator. UPVC double glazed window from floor level overlooking the front courtyard. Doors to:

**BEDROOM 1:** 13'8 x 8'11. Radiator. UPVC double glazed window.

**BEDROOM 2:** 8'3 x 6'9. Radiator. UPVC double glazed window.

**BATHROOM/WC:** White suite comprising panelled bath with mixer tap and shower spray attachment. Low level WC. Pedestal wash hand basin. Tiled walls. Wood effect flooring. Extractor fan. Towel radiator. UPVC double glazed window.

From the sitting room, part glazed door to:

**REAR HALL:** Storage cupboard. Wood effect flooring. Radiator. Stable type door to rear garden. Door to:

**KITCHEN/BREAKFAST ROOM:** 13'8 x 9'4. Recently refitted kitchen/breakfast room comprising laminated marble effect worksurfaces with drawers and cupboards under. Several matching wall mounted cupboards (two being glass fronted). Inset single drainer ceramic sink with filter mixer tap. Fitted electric oven and grill with inset induction hob and fitted filter with light above. Space for fridge/freezer. Integrated slimline dishwasher. Space and plumbing for washing machine. Cupboard housing Gloworm gas fired combination boiler. Built-in broom/storage cupboard. Recessed ceiling spotlights. Wood effect flooring. Radiator. Serving hatch to dining room. UPVC double glazed window overlooking driveway.

From the sitting room, open-tread stairs to:

**MEZZANINE/STUDY/**

**HOBBIES SPACE:** 16'2 x 11'7. Galleried mezzanine overlooking sitting room. Built-in storage cupboard with hanging rail and shelf. Light point. Cupboard housing power points and fuse box. Door to boarded loft space with light.

**SERVICES:** All main.

**COUNCIL TAX:** Band D

**EXTERIOR:** The property is commonly approached via a private gravelled driveway off Tudor Drive providing off-street parking leading to a gate opening to an attractive gravelled courtyard garden to the rear being nicely enclosed by timber fencing with outside lighting and power points. There is also a pleasant, gravelled courtyard garden to the front, similarly enclosed by timber fencing with a gate opening onto Nyton Road.

## **PRICE GUIDE: £375,000 FREEHOLD**

**DIRECTIONS:** From Chichester's Portfield roundabout on the A27 proceed eastwards along the A27 and continue straight on at the Tangmere roundabout. After about 0.9 of a mile turn right, crossing the A27, onto Nyton Road (B2233) signposted to Easthampnett/Aldingbourne. On reaching Westergate and just before the Basmati restaurant turn right and then almost immediately right again onto Tudor Drive where Tudor Lodge is the first property on the left.

