



The Old Farm, Westergate Street
Westergate | Chichester | West Sussex | PO20 3QX

Price £899,999
FREEHOLD

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BA950-06/23



Features

- Detached 17th Century Farm House
- Wealth of Period Features
- 3 - 4 Bedrooms
- Detached One Bedroom Annexe
- 2,190 Sq Ft / 203.5 Sq M (Total)

Set back from the road, this charming detached two storey residence, reputed to date back to circa 1640, boasts an array of period features including a large Inglenook fireplace with log burner, exposed beams and low ceilings, along with a truly delightful fully enclosed established cottage garden, driveway, detached garage and a self contained additional detached one bedroom annexe.

The village of Westergate lies approximately three miles north of Bognor Regis and retains a village community feel with convenience stores, junior and secondary schools, sports complex, petrol station and provides an ease of access to the A27 coastal route and A29. The mainline railway station can be found close by in Barnham (London - Victoria), as are the cities of Chichester and Arundel.

Local attractions include horse racing events at Fontwell and Goodwood. The famous Festival of Speed and Revival at the famous Goodwood Motor Circuit along with picturesque walks within the South Downs National Park and the beaches at The Witterings and nearby Bognor Regis. The city of Chichester boasts a wide range of shopping facilities, boutiques, pubs, restaurants and popular Festival Theatre.



The front door opens into a welcoming entrance porch with fitted double cloaks storage cupboard, window to the front and quarry tiled floor. An inner glazed door leads through to the fabulous central reception/living room with large exposed brick Inglenook fireplace with recessed log burner stove and display recesses, along with exposed beams and a window to the front. A door to the side leads into the adjoining front aspect dining room/bedroom 4 with low ceiling and cupboard into recess.

At the rear of the living room there are two rear aspect windows and bespoke French doors which lead out into a feature Oak sun room, which in turn provides access into the rear garden. A walkway from the living room leads into the kitchen/diner, while a door from the living room leads to a small inner hall area with door to the ground floor wet room and staircase to the first floor landing.

The kitchen/diner boasts a modern fitted units with granite work surfaces, a feature exposed brick recess housing the integrated electric hob, 'Smeg' integrated double oven/microwave/grill/combination with pizza stone, integrated concealed dishwasher, tiled flooring, beamed ceiling with inset spot lighting, windows to the rear and side, door to the rear garden and a useful built-in pantry style storage cupboard.

A narrow staircase rises from the kitchen to Bedroom 2 with under stair storage and an under stair cloakroom with w.c, wash basin & window to the front. Accessed from the kitchen there is also a separate utility room with window to the front, fitted units and work surface, space and plumbing for a washing machine, a dryer and a wall mounted gas boiler.

In addition, the ground floor has a wet room (former study), which has recently been fitted with an oversize tiled shower enclosure with fitted shower screen and shower, close coupled w.c, shaped wash basin inset into surround with shelf under, fitted storage cupboard and French doors to the garden.

The first floor has a landing which provides access to Bedrooms 1, 3 and the first floor bathroom with a suite of panelled bath, shaped wash basin and close coupled w.c.

Adjoining Bedroom 1 and accessed via a 4'8" high door there is a Jack and Jill shower room with shower cubicle with fitted shower, close coupled w.c and wash basin. A further low door leads through into Bedroom 2 which provides a range of bespoke fitted wardrobes/storage cupboards to one wall into the eaves and has a narrow staircase which in-turn leads down into the kitchen/breakfast room.

Externally there is hard-stand at the front of the property providing on-site parking, a pretty cottage style established bed with block paving leading to the front door, along with a detached pitched roof garage with up and over door, personal door and window to the side, window to the rear, power and light.

The rear cottage garden is also a real feature of this delightful home with terraces, lawn, an array of established well stocked beds and borders, pond, greenhouse and timber storage shed. To the side of the property (currently housing the hot tub) there is a paved terrace with gate leading out to the side and adjacent to the kitchen there is a block paved entertaining area with pergola over.

Situated at the rear and accessed via a driveway at the side there is a detached outbuilding which has been converted into a one bedroom annexe, which lends itself to a multitude of uses - the annexe comprises an open plan sitting room with fitted kitchen, bedroom and shower room and also benefits a small enclosed courtyard at the rear.

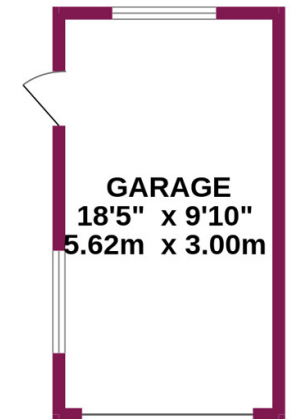
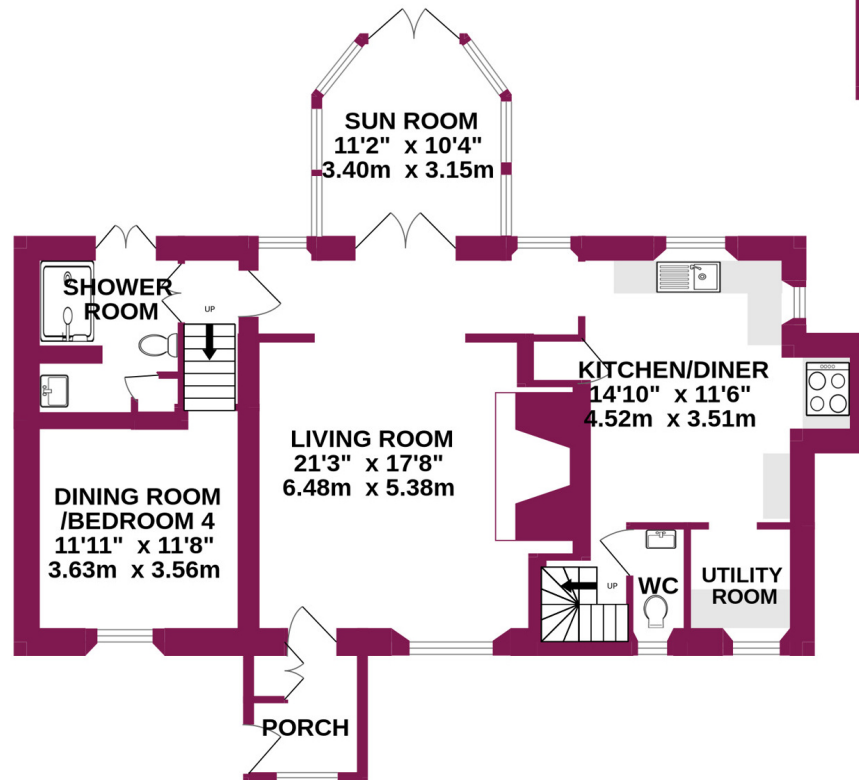
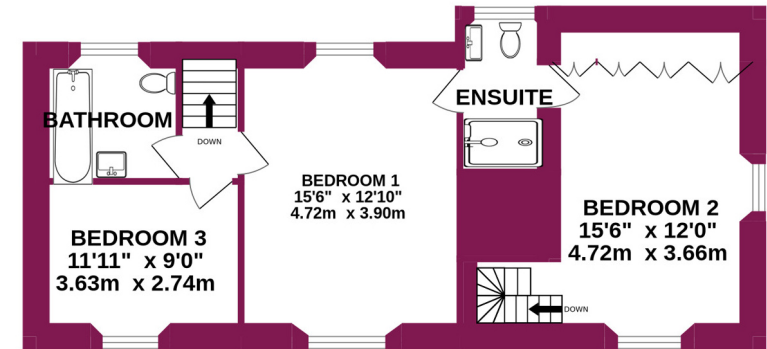
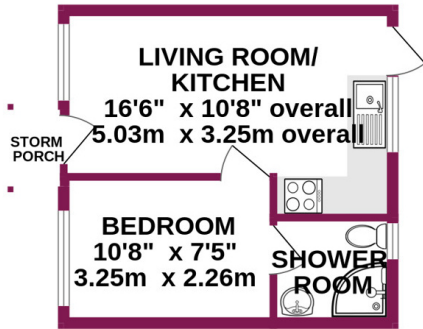


To arrange a viewing contact 01243 267026



GROUND FLOOR
1491 sq.ft. (138.5 sq.m.) approx.

1ST FLOOR
699 sq.ft. (65.0 sq.m.) approx.



CURRENT EPC RATING: Main House D (67) / Annexe D (65)

COUNCIL TAX BAND: Main House Band F (£3,115.67) / Annexe Band A (£1,438.00) - Arun District Council/Aldingbourne

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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