



25 Lime Avenue, Westergate

A modern end of terrace house in a cul-de-sac location.



- ▶ End of terrace house
- ▶ Sitting room
- ▶ Cloakroom
- ▶ Modern bathroom/WC
- ▶ Garden
- ▶ Two double bedrooms
- ▶ Conservatory
- ▶ Modern kitchen
- ▶ Driveway
- ▶ Viewing recommended

Situated in a pleasant cul-de-sac setting close to local schools, lies this modern end of terrace house.

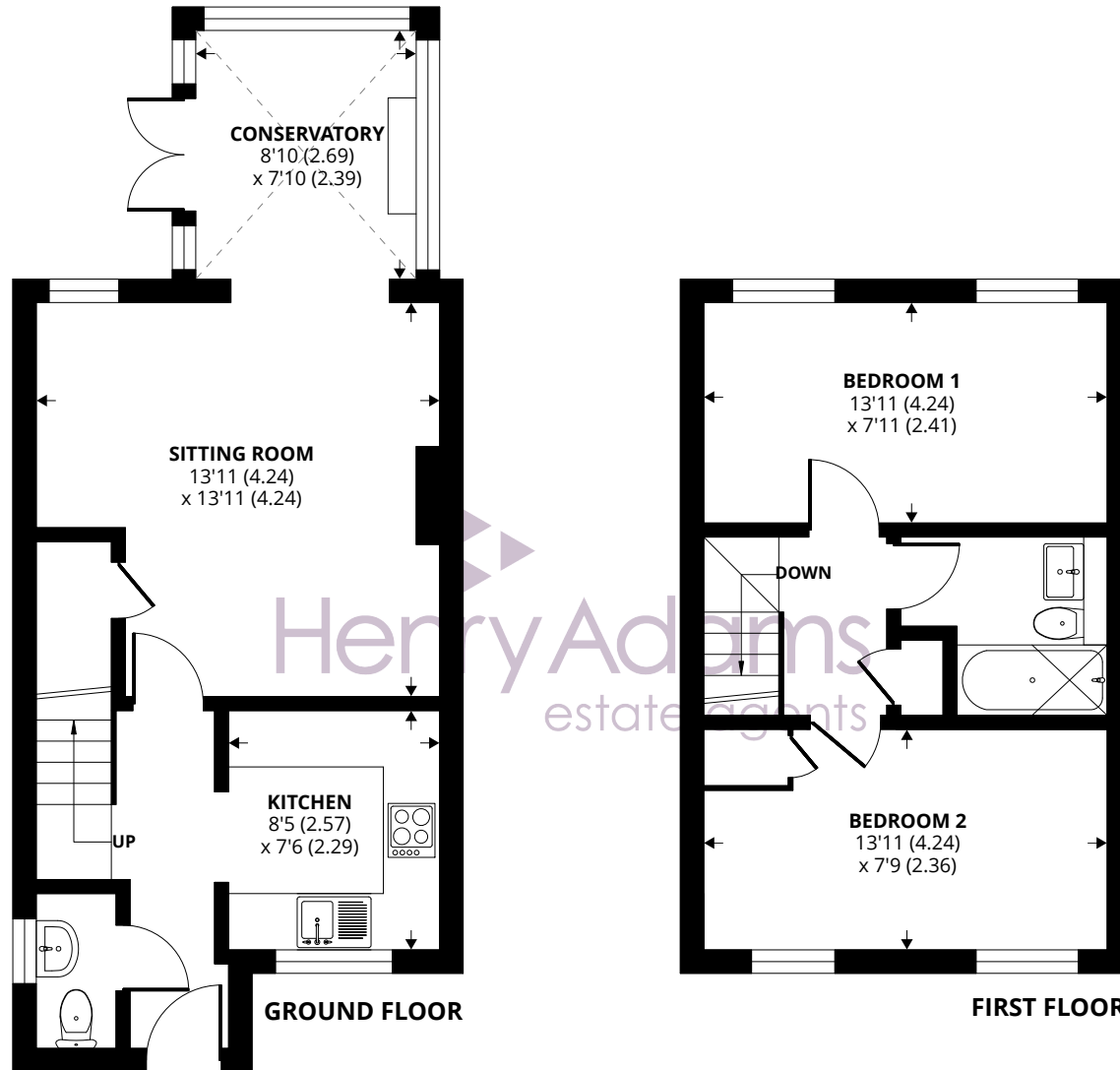
Particular features of the property include a modern kitchen with quartz worktops and flooring and an integrated slimline dishwasher, oven, hob and microwave. A conservatory has been added off the sitting room which could be utilised as a dining area or playroom. On the ground floor there is also a cloakroom.

Two double bedrooms can be found on the first floor along with a modern bathroom/WC with quartz flooring and a shower above the bath.

To the front, the property benefits from a driveway which provides tandem parking for two cars. At the rear the garden is enclosed with a decked area adjoining the rear of the property which gives way to lawn and a further decked area.

Arun District Council - 24/25 Tax Band C





Approximate Area = 759 sq ft / 70.5 sq m

For identification only - Not to scale



Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.

Location

In addition to a local shop and schools in Westergate, there is a further range of shops, schools and a railway station to London Victoria in Barnham. Nearby is Fontwell racecourse offering a season of jump horse racing, whilst to the north west Goodwood is famous for its many event days including the world renowned Festival of Speed and Goodwood Revival for motor racing enthusiasts and a season of flat horse racing including the Qatar Goodwood Festival. The cathedral city of Chichester offers excellent high street shopping, many fashionable restaurants, cafes and bars and the Festival Theatre. The area to the north is a paradise for wildlife enthusiasts, with beautiful walks and cycle tracks over the new South Downs National Park.

Directions

From Chichester proceed east on the A27, and on reaching the Tangmere roundabout proceed straight over. Take the first right signposted to Barnham and Westergate (B2233). Continue right to the end of Nyton Road and bear left at the junction. Take the second turning on the right into Lime Avenue and then take the second cul-de-sac on the right and the property is at the end on the right.

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