





# 1 Woodgate Road, Woodgate, Chichester

A superb detached bungalow located on a no-through road in Woodgate near Westergate, offering versatile accommodation.



- ▶ **Detached Bungalow**
- ▶ **Fitted Kitchen**
- ▶ **Three Double Bedrooms**
- ▶ **Shower Room with WC**
- ▶ **Ample Parking**
- ▶ **Dual Aspect Sitting Room with Bay Window**
- ▶ **Pitched Roof Conservatory**
- ▶ **Two En-Suites**
- ▶ **Well Tended Rear Garden**
- ▶ **Close to Local Amenities**

This property is presented in excellent order throughout and sits on a generous size plot, a viewing is thoroughly recommended to appreciate the flexible accommodation on offer, together with its convenient location.

The accommodation briefly comprises entrance porch and further door to the welcoming and spacious entrance hallway, which is big enough to allow for a home office desk, dual aspect sitting room with bay window and double doors giving access to the pitched roof conservatory, in turn with access to the rear garden, kitchen with door to the rear garden, three double bedrooms, the principal bedroom has an en-suite bathroom with WC plus feature bay window and family shower room with WC. From the sitting room, there is access to another reception room with double doors to the rear garden, hallway with outside access and leads to a utility room with sink and eye and base level units, door to a dual aspect bedroom with en-suite shower room with WC. This part of the property would be ideal for guests and multi generational living.

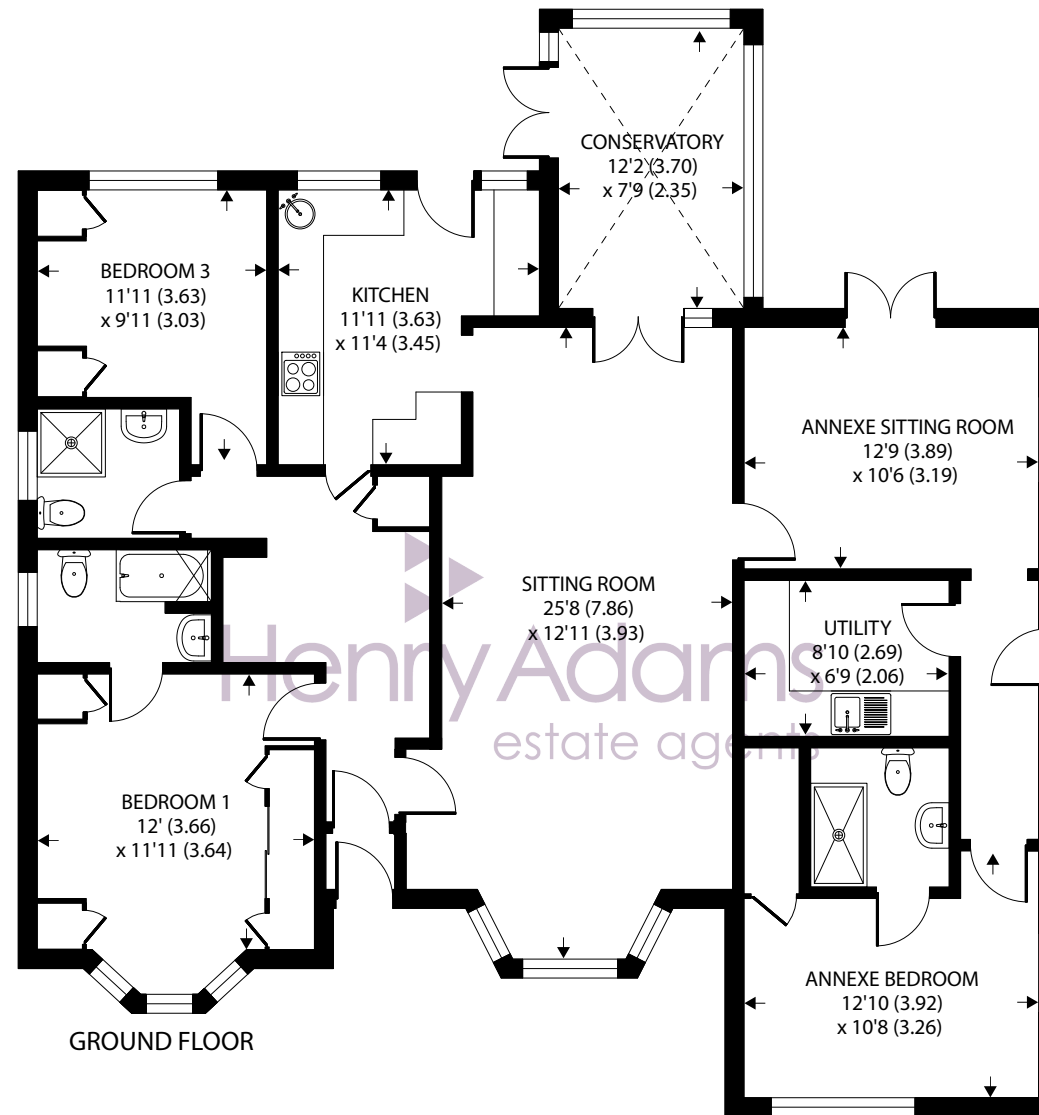
Outside, the front provides ample parking and lawned area. The rear garden is predominately laid to lawn with patio area, summer house, timber shed and greenhouse. Gated access to the front via both sides.

Council Tax Band: D









Approximate Area = 1469 sq ft / 136.4 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

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

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