



## 41 Ivy Close, Westergate

A semi-detached bungalow tucked away in a quiet residential street.



- ▶ Semi-detached bungalow
- ▶ Modern kitchen & bathroom
- ▶ Bath/shower room & separate WC
- ▶ Bus services and village shop within short distance
- ▶ Quiet residential area
- ▶ Two double bedrooms
- ▶ Off-road parking
- ▶ Gas fired central heating & double glazing

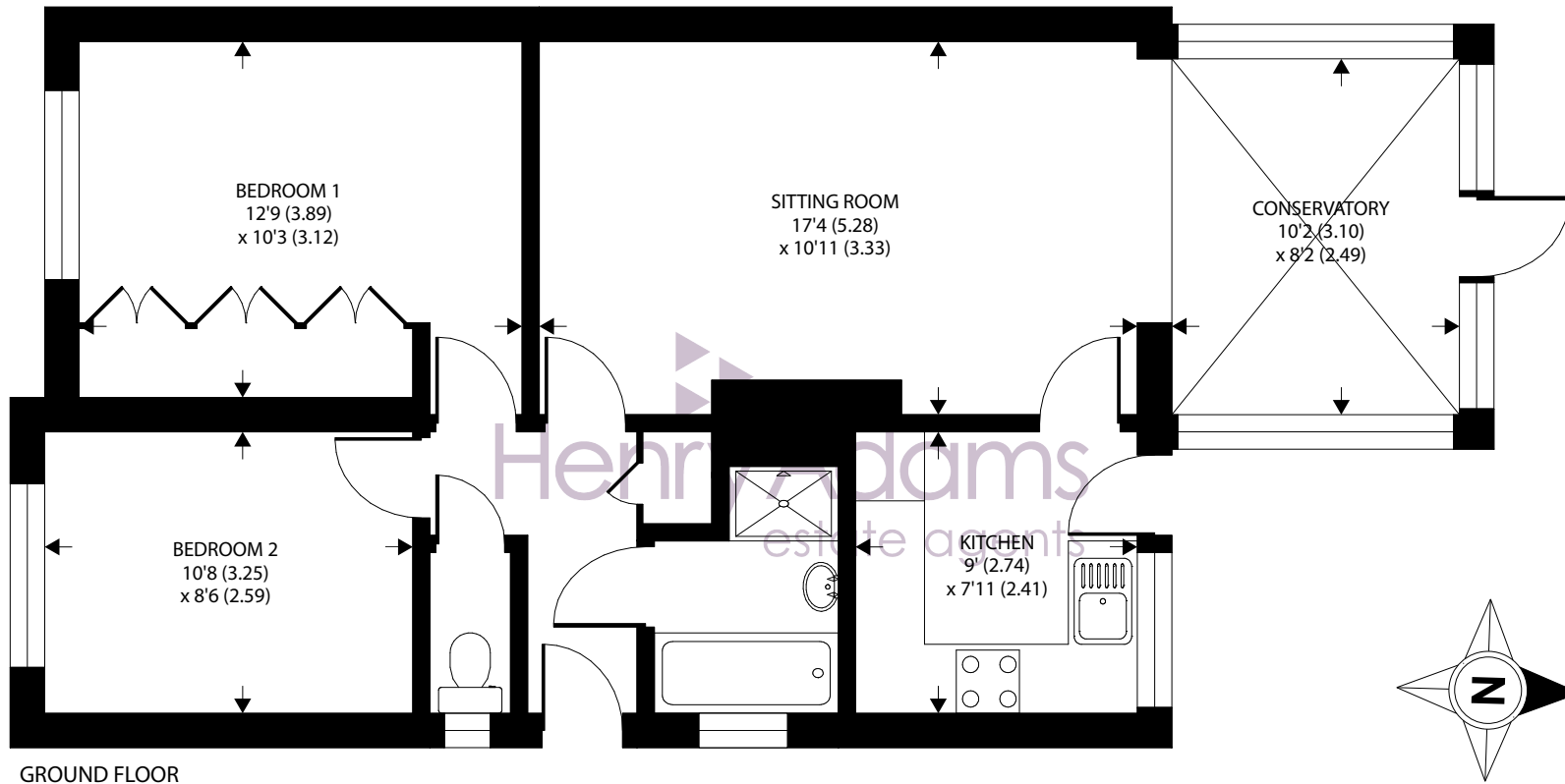
This beautifully presented bungalow is located in a quiet residential area with bus service and local amenities close by. The property offers bright accommodation with ample off-road parking and a pretty enclosed rear garden.

The property has a light lounge with a conservatory currently used as a dining area. Doors onto the garden open out to create a lovely space to sit in the warmer months. The kitchen is fitted with modern white units and has a range of integrated appliances, and has access to the garden. The stylish bathroom has a bath and walk-in shower with a separate WC. The principal bedroom benefits from fitted wardrobes and the second bedroom also can accommodate a double bed.

The property is double glazed throughout and offers off-road parking to the front. There is side access to the rear garden which is mainly laid to lawn with two patio areas, one to the rear of the house and the other at the end of the garden providing an ideal area to take full advantage of the sun.

Arun District Council - 24/25 Tax Band C £2,006.75





GROUND FLOOR

Approximate Area = 702 sq ft / 65.2 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

Westergate has a local store, a public house, primary and secondary school and community centre. Nearby Barnham offers a further range of local shops, public houses, schools and mainline railway station to London Victoria. Nearby Fontwell racecourse offers a season of jump horse racing whilst to the north west Goodwood is famous for its many event days. Barnham is situated between the cathedral city of Chichester and the historic town of Arundel. Chichester offers excellent high street shopping, many fashionable restaurants, cafes and bars and 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. After passing over the Tangmere / Boxgrove roundabout take the next turning on the right signposted to Westergate B2233 (Nyton Road). At the junction turn right into Westergate Street (A29), take the first turning on the left into Ivy Lane and left again into Ivy Close. Turn right into Elm Road and follow the road round to the left. Number 41 is right at the end. what3words - coaching.newer.rides

