



2 Elmcroft Place, Westergate

Stylishly modernised family home with ground floor study/bedroom

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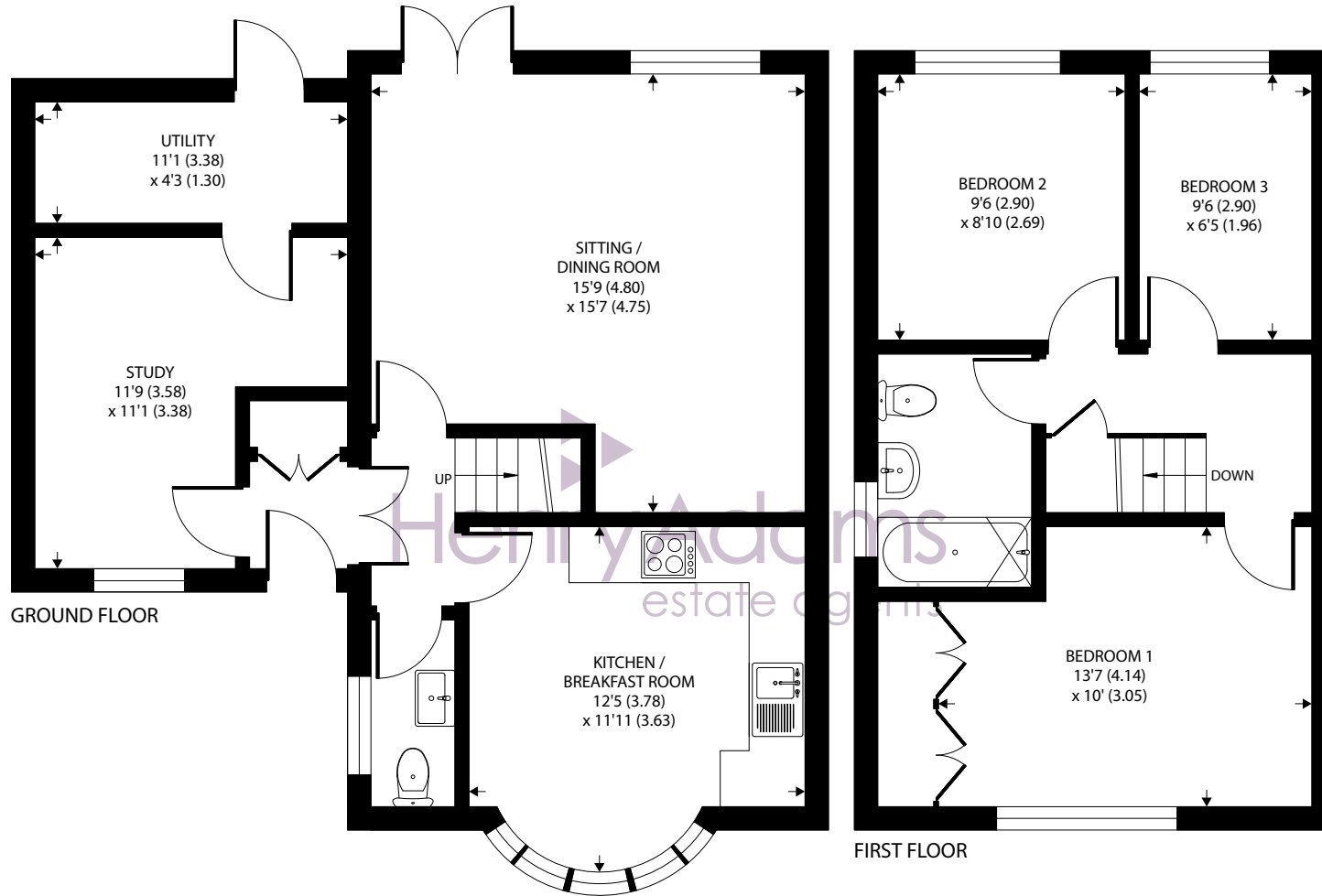
- ▶ Versatile accommodation
- ▶ Bright sunny kitchen/breakfast room
- ▶ Utility room
- ▶ Modern bathroom
- ▶ Attractive garden
- ▶ Spacious sitting room
- ▶ Study/fourth bedroom
- ▶ Air conditioning unit to the main and second bedroom
- ▶ Off-road parking

An extensively updated three bedroom semi-detached family home that epitomises modern living. Situated in a sought-after cul-de-sac village location, this property has been lovingly improved by the present owners in recent years to offer a perfect blend of style, comfort and practicality.

The bright sitting room features a built-in cupboard with a deep TV shelf above, allowing for both functionality and aesthetic appeal. French doors open up to the rear garden, seamlessly connecting indoor and outdoor living spaces. To the front there is a kitchen/breakfast room with a large bay window allowing light to flood in and providing a useful breakfast/dining area. The kitchen area has a range of white floor and wall mounted cupboards incorporating integral appliances as oven, hob and dishwasher. The garage has been converted to include a versatile study/fourth bedroom with a utility room behind it, offering the potential for future customisation, such as converting it into a shower room. In addition, the property also features an entrance hall and cloakroom. The property has three bedrooms, with the principal bedroom having an air conditioning unit and wall-to-wall built-in wardrobes. The modern bathroom includes a separate shower over the bath, W.C. and wash basin.

Outside, the open-plan frontage features a driveway that provides off-road parking. The attractive rear garden is designed for relaxation and entertainment, with gravelled area and steps leading up to an elevated lawn and a charming sleeper border adding character to the space.





2 Elmcroft Place, Westergate, Chichester

Approximate Area = 1024 sq ft / 95.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n|checon 2024. Produced for Henry Adams. REF: 1190092

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), proceed for half a mile and turn left into Elmcroft Place where number 2 is on the left. what3words - chins.mixers.crossings

