



19 Ivy Close, Westergate, PO20 3RF

Guide Price £365,000

**Henry Adams**  
estate agents



# 19 Ivy Close, Westergate

A well-presented bungalow enjoying a cul-de-sac location

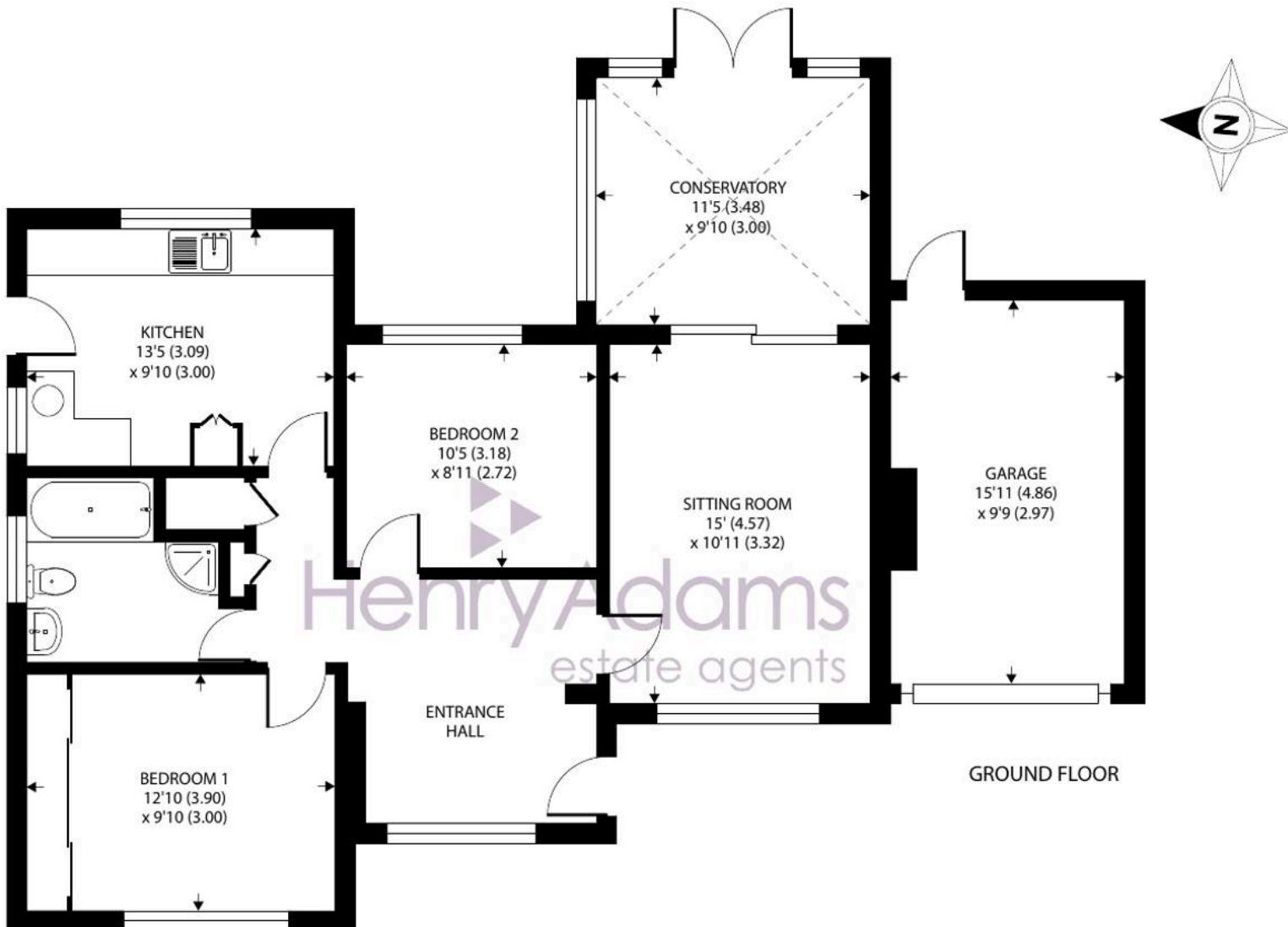
- Detached bungalow
- Reception Hall
- Sitting room
- Conservatory
- Two bedrooms
- Modern kitchen
- Bath/shower room
- West facing rear garden
- Garage and driveway

Discover this beautifully presented two bedroom detached bungalow nestled in a sought-after cul-de-sac in Westergate, perfectly combining comfort, space and convenience. Boasting a generous west-facing garden, garage and ample off-road parking, this charming home offers bright and spacious living throughout.

Step into a welcoming reception hall that leads into a stylish sitting room, complete with a feature fireplace and sliding doors that open into a sunlit conservatory, ideal for year-round enjoyment. The modern kitchen/breakfast room has been thoughtfully updated with contemporary units and offers plenty of space for appliances, along with direct garden access. There are two well-proportioned double bedrooms, including a primary bedroom with built-in wardrobes, and a sleek, modern bathroom featuring a bath, separate shower, WC and wash basin.







## 19 Ivy Close, Westergate, Chichester, PO20 3RF

Approximate Area = 877 sq ft / 81.4 sq m

Garage = 155 sq ft / 14.3 sq m

Total = 1032 sq ft / 95.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,  
Incorporating International Property Measurement Standards (IPMS2 Residential). ©nchecom 2025.  
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**Outside** - The generously sized west-facing rear garden is a standout feature, perfect for entertaining or relaxing, with a large patio, mature borders, a garden shed and secure access to the garage and side gate. The front offers an open-plan garden, block-paved path and driveway parking with an electric garage door for added ease.

**Location** - Westergate has a local store, 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. Number 19 is towards the end on the left. what3words - indoors.comment.scrolled

Arun District Council - 25/26 Tax Band EPC- D

**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.

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