

SW

Sims-Williams

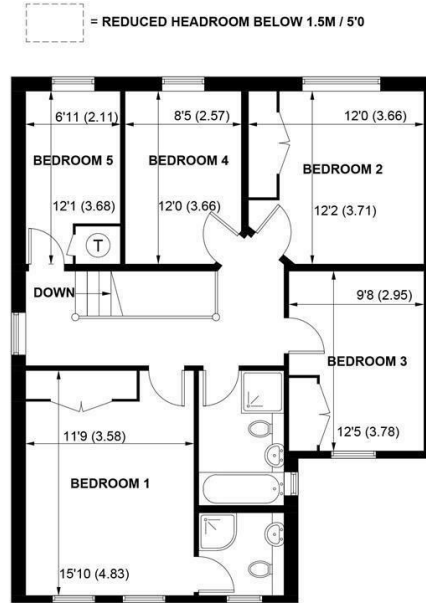


4 LIME AVENUE, WESTERGATE, SUSSEX, PO20 3UF





GROUND FLOOR



FIRST FLOOR

APPROXIMATE GROSS INTERNAL AREA = 1899 SQ FT / 176.5 SQ M

GARAGE = 142 SQ FT / 13.2 SQ M

TOTAL = 2041 SQ FT / 189.7 SQ M

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2020 ©

Produced for Sims Williams

£550,000 Freehold

4, LIME AVENUE,
WESTERGATE,
SUSSEX, PO20 3UF

- Extended Family Home
- Double Aspect Lounge
- Kitchen/Dining Room
- Utility Room. Cloakroom
- Family Room/Annexe
- 5/6 Bedrooms
- 2 En Suite Shower Rooms
- Attractive Gardens
- Driveway & Garage

EPC RATING

Current = C
Potential = B

COUNCIL TAX BAND

Band = F

Situated in a convenient location, within easy reach of local schools, shops and public transport.

The property has been extended to now provide spacious and versatile accommodation to include a ground floor suite of rooms which could provide an annexe or home office with ground floor shower room.

The wide entrance hall opens into the double aspect lounge with its feature fireplace. The kitchen/dining room is fully fitted with a range of units and various integrated appliances. There are bi-fold doors which open onto the gardens.

The family room could provide a ground floor annexe or a useful home office with shower room and has bi-fold doors onto the gardens. There is also a separate utility room and ground floor cloakroom.

On the first floor there are 5 bedrooms with the master having fitted wardrobes and an en suite shower room. There is also a modern family bathroom with modern suite including a separate shower cubicle.

Outside the rear garden provides an area of lawn with borders, paved patio area and a raised area with wooden summerhouse.

There is an enclosed front garden with lawn, driveway parking leading to the integral garage.

Disclaimer

As the seller's agent we are not surveyors or conveyancing experts and as such we cannot and do not comment on the condition of the property or issues that may affect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquiries before making any transactional decisions.

Directions

From the War Memorial roundabout at the bottom of Fontwell Avenue take the 2nd exit onto Nyton Road. The turning into Lime Avenue is on the left.

