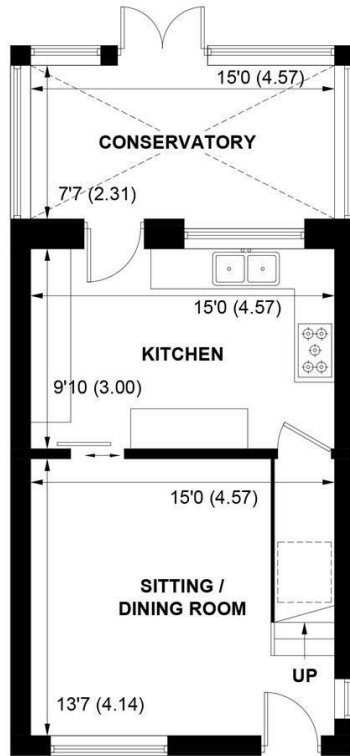


SW

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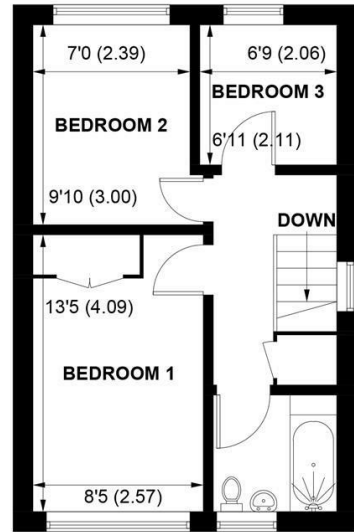


47 ST. GEORGES WALK, EASTERGATE, SUSSEX, PO20 3XS



GROUND FLOOR

 = REDUCED HEADROOM BELOW 1.5M / 5'0"



FIRST FLOOR

APPROXIMATE GROSS INTERNAL AREA = 853 SQ FT / 79.3 SQ M

**NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2020 ©
Produced for Sims Williams**



£275,000 Freehold

47, ST. GEORGES WALK,
EASTERGATE,
SUSSEX, PO20 3XS

- Semi Detached House
- Double Aspect Lounge
- Fitted Kitchen
- Conservatory
- 3 Bedrooms
- Modern Bathroom
- Low Maintenance Gardens
- Garage In Compound
- Sought After Location

EPC RATING

Current = C
Potential = B

COUNCIL TAX BAND

Band = C

St Georges Walk is a popular location with shops, transport and local schools all within easy reach.

This family home provides bright accommodation with the double aspect lounge leading to the modern fitted kitchen with space for appliances.

The conservatory is currently used as a separate dining room with double doors opening onto the rear garden. Both the lounge and conservatory benefit from underfloor heating.

On the first floor there are 3 bedrooms with the master having fitted wardrobes. The bathroom is part tiled and fitted with a white suite.

Outside, the rear garden provides an area of decking with borders and outside storage shed.

The open plan front provides an area of lawn, whilst the garage is located in a nearby compound.

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 first exit onto Barnham Road and the first right into Church Lane. St Georges Walk is the 2nd turning on the right.

