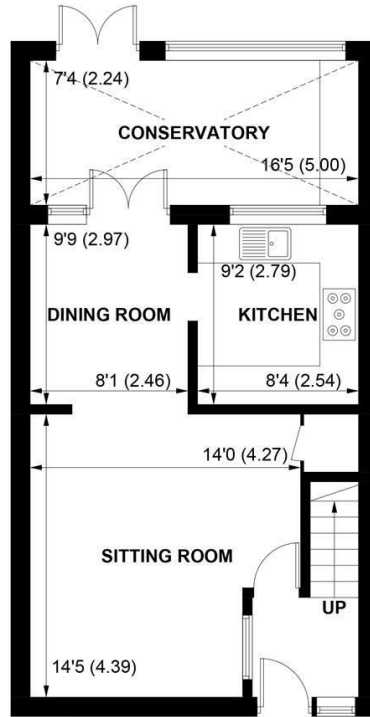
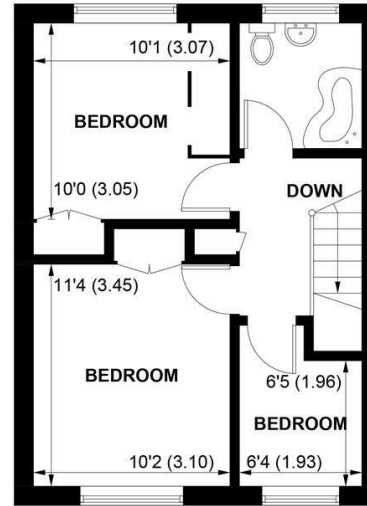




41 WOODGATE PARK, WOODGATE, WEST SUSSEX, PO20 3QP



**GROUND FLOOR**



**FIRST FLOOR**

**APPROXIMATE GROSS INTERNAL AREA = 942 SQ FT / 87.5 SQ M**

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2024 ©  
Produced for Sims Williams

# £1,450 PCM

41, WOODGATE PARK,  
WOODGATE,  
WEST SUSSEX, PO20 3QP

- Terraced House
- Popular Cul De Sac
- Entrance Hall
- Two Reception Rooms
- Kitchen
- Conservatory
- Three Bedrooms & Bathroom
- Garden
- Deposit: Five Weeks' Rent

## EPC RATING

Current = C

Potential = B

## COUNCIL TAX BAND

Band = C

Set in a village cul de sac, this terraced home has a lot to offer.

The entrance hall affords access to the generous main reception area, which in turn leads to the dining area.

The kitchen has various storage units and a cooker with gas hob.

Both the dining area and kitchen have an attractive quarry tile floor.

The conservatory spans the width of the house and has access to the rear garden, as well as space for white goods.

On the first floor, there are two double bedrooms and a third, single bedroom.

The family bathroom suite consists of a shower over the bath, low level w.c. and wash basin

Outside, there is a patio and lawn to the rear, along with a smaller front garden, laid to lawn.

There is informal parking in the street, but the garage is excluded.

Westergate is a very convenient and popular village situated about 7 miles to the east of Chichester. It has a primary school and a secondary college/school, with the good selection of shops and mainline railway station at nearby Barnham.

Chichester has a good range of shops and restaurants, as well as the renowned Festival Theatre. Goodwood, with its famous motor racing circuit and horse racing, is about 10 miles away.

## Directions

From Woodgate level Crossing proceed north along Westergate Street taking the second turning on the right into Orchard Gardens and first left into Woodgate Park.

*Application and Fees Holding Deposit – capped at One weeks rent Paid by you to reserve the Property. This will only be retained by us if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and/or Deed of Guarantee) within 15 calendar days.*

Sales & Lettings offices in Arundel, Bognor Regis, Chichester & Walberton



