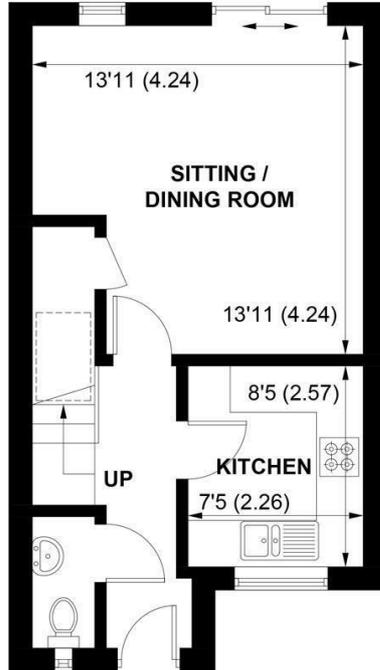


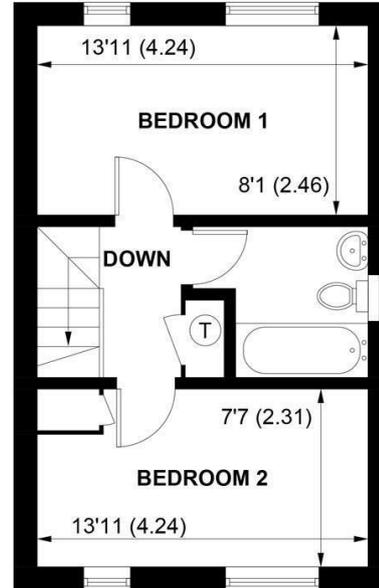


27 LIME AVENUE, WESTERGATE, WEST SUSSEX, PO20 3UF

 = REDUCED HEADROOM BELOW 1.5M / 5'0



**GROUND FLOOR**



**FIRST FLOOR**

APPROXIMATE GROSS INTERNAL AREA = 667 SQ FT / 62 SQ M

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2021 ©  
Produced for Sims Williams

# £1,395 PCM

27, LIME AVENUE,  
WESTERGATE,  
WEST SUSSEX, PO20 3UF

- End Terrace House
- Lounge/Dining Room
- Modern Fitted Kitchen
- Ground Floor Cloakroom
- 2 Double Bedrooms & Bathroom
- Decent Garden
- Two Parking Spaces
- Available: Mid May 2026
- Deposit: Five Weeks' Rent

## EPC RATING

Current = C

Potential = B

## COUNCIL TAX BAND

Band = C

Situated in a favoured location, this 2 bedroom property is set in a popular and convenient location and is potentially available for a long term let.

The property is in good order throughout, with its accommodation consisting of an entrance hall, ground floor cloakroom and lounge dining room, with under stairs storage cupboard and patio doors opening onto the gardens.

The kitchen is fitted with a range of light oak fronted units, tiled flooring and built in oven/hob with extractor unit above. There is space for both a washing machine and fridge/freezer.

On the first floor there are 2 double bedrooms and a modern fitted bathroom with part tiled walls and a white suite comprising bath with shower over, wash basin and WC.

Outside, the rear garden is a feature of the property with an area of shaped lawn, shrub borders, garden shed and paved patio area. The front provides a small open plan garden.

The property also benefits from 2 reserved parking spaces situated to the front of the property. Westergate is a very popular village, which offers a variety of facilities.

These include a local primary school (Aldingbourne) and also a secondary school, which backs onto Lime Avenue.

There are some local shops and the nearby village of Barnham has a wider range of shops, as well as a mainline station to London. Chichester lies a few miles to the west and has a good range of cafes, restaurants and shops. There is also the renowned Festival theatre and Pallant House Gallery. Goodwood is also within a few miles.

Please note that the photographs were taken in 2023; however, they remain an accurate representation of the property, aside from expected fair wear and tear.

*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

