

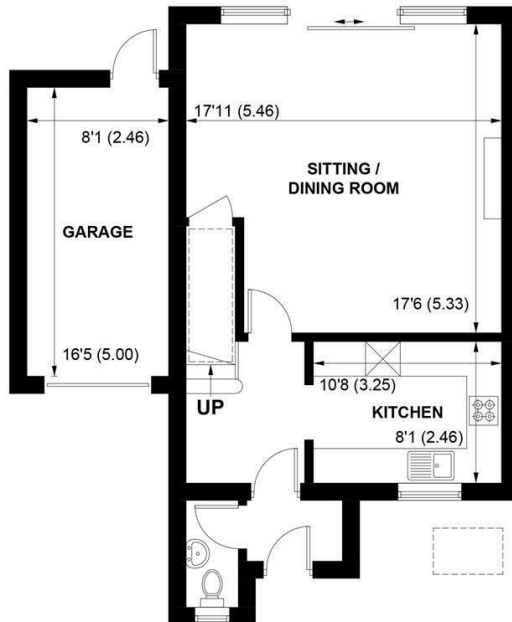
SW

Sims Williams



8 BELLE MEADE CLOSE, WOODGATE, SUSSEX, PO20 3YD





GROUND FLOOR



FIRST FLOOR

 = REDUCED HEADROOM BELOW 1.5M / 5'0

APPROXIMATE GROSS INTERNAL AREA = 984 SQ FT / 91.4 SQ M

GARAGE = 132 SQ FT / 12.3 SQ M

TOTAL = 1116 SQ FT / 103.7 SQ M

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2019 ©

Produced for Sims Williams

Offers In Excess Of £400,000 Freehold

8, BELLE MEADE CLOSE,
WOODGATE,
SUSSEX, PO20 3YD

- Semi Detached House
- Lounge/Diner
- Kitchen
- Ground Floor Cloakroom
- 3 Bedrooms
- Bathroom
- South Facing Garden
- Garage & Parking
- Beautifully Presented

EPC RATING

Current = D
Potential = B

COUNCIL TAX BAND

Band = D

Beautifully presented 3 bedroom semi detached house in a popular residential cul de sac close to Aldingbourne Primary School

Accommodation comprises entrance porch with ground floor cloakroom, door into spacious hallway with stairs to the first floor.

The modern kitchen is fitted with a good range of solid wood shaker style units with built in oven, microwave, hob with extractor over, fridge/freezer, dishwasher and washing machine.

The generous lounge/diner has a large under stairs cupboard, feature fireplace and patio doors to the rear garden.

Upstairs there are 3 bedrooms, 2 of which are doubles with built in wardrobes. The modern bathroom is fully tiled and consists of shaped bath with shower over, wash basin in vanity unit and WC.

Outside the South facing rear garden is mainly to lawn with paved patio area and mature borders. There is a

courtesy door to the rear of the garage. To the front is open plan with an area of lawn and block paved driveway parking.

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

Head South along Westergate Street towards the Woodgate Level Crossing, past Aldingbourne Primary School and take the turning on the left into Belle Meade Close.

