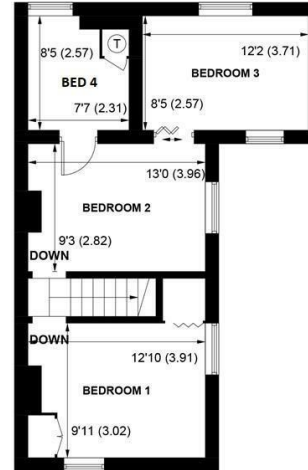


The logo for Sims Williams, featuring the letters 'SW' in a stylized, cursive font.

Sims Williams



8 BELLEVUE COTTAGES, WESTERGATE STREET, WESTERGATE, PO20 3QU



APPROXIMATE GROSS INTERNAL AREA = 1214 SQ FT / 112.8 SQ M
NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2024 ©
Produced for Sims Williams

£325,000 Freehold

8 BELLEVUE COTTAGES, WESTERGATE STREET, WESTERGATE, PO20 3QU

- End Of Terrace House
- In Need Of Modernisation
- Offers Versatile Accommodation
- Two/Three Reception Rooms
- Ground Floor Bathroom
- Kitchen with Gas Hob
- Four Bedrooms
- West Rear Garden & Parking
- No Chain Sale

EPC RATING

Current = F
Potential = C

COUNCIL TAX BAND

Band = D

An end of terrace character cottage in need of completed modernisation throughout, being a great opportunity for someone to add their own style to this charming property. Located in the popular village of Westergate.

Situated within easy reach of the local amenities including shops, schools and public transport with further facilities including a mainline railway station in nearby Barnham.

The ground floor accommodation comprises entrance porch area, sitting room, further reception room, ground floor bathroom, dining room with kitchen area and conservatory/lean-to, leading to outside.

The kitchen area comprises wall mounted units with cupboards under, sink unit, gas hob with oven under and extractor over and space for appliances.

The bathroom has a white suite comprising bath, separate shower cubicle, wash basin and WC.

To the first floor there are 3 bedrooms, with a smaller room, which could be a dressing area.

Outside, the secluded westerly rear garden measures in excess of 75' which has been partially landscaped for low

maintenance with a large patio and gravelled area with pathway, shrubs and plant borders, with the remainder of the garden having a variety of mature shrubs and plants. There is outside storage and a pedestrian access gate. * Please note that No.7 has rights of access across the rear garden.

To the front there is off-road parking for 2 vehicles.

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 proceed south along Nyton Road and into Westergate Street. The property can be found on the right hand side.

