

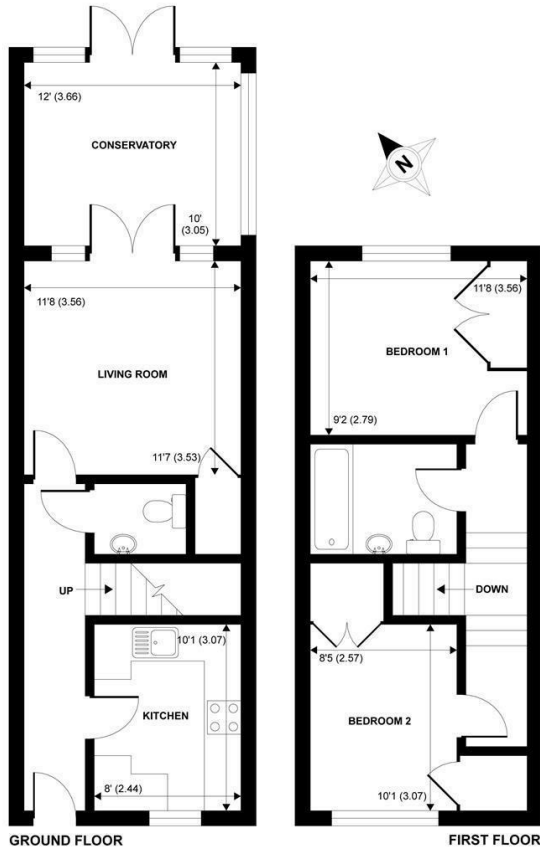
SW

Sims Williams



12 SCHOOL CLOSE, WESTERGATE, PO20 3AB





APPROX. GROSS INTERNAL FLOOR AREA 838 SQ FT 77.9 SQ METRES

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2014©

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£265,000 Freehold

12, SCHOOL CLOSE, WESTERGATE, PO20 3AB

- Mid Terrace House
- Good Size Lounge
- Conservatory
- Modern Fitted Kitchen
- 2 Double Bedrooms
- Family Bathroom
- Ground Floor Cloakroom
- Rear Garden
- Allocated Parking

EPC RATING

Current = C
Potential = A

COUNCIL TAX BAND

Band = C

12 School Close is a bright and spacious 2 bedroom terraced house located in a private close in sought after area of Westergate, being close to amenities.

The accommodation briefly comprises entrance hall, cloakroom, kitchen breakfast room, lounge/dining room with patio door leading to a conservatory with further doors to the garden.

On the first floor there are two double bedrooms, along with a family bathroom.

Outside the rear garden benefits from being south facing and being mainly laid to lawn. The property comes with an allocated parking space.

School Close is a two bedroom terraced house situated within a private close in the popular area of Westergate, offering convenient access to local amenities and services.

The ground floor accommodation is accessed via an entrance hall which

provides access to a downstairs cloakroom. There is a kitchen breakfast room fitted with a range of units and space for appliances. To the rear of the property is a lounge/dining room providing a comfortable living space, with patio doors leading through to a conservatory.

The conservatory offers additional reception space and provides access to the rear garden, making it a practical extension of the living accommodation.

To the first floor, there are two double bedrooms, both of good size and suitable for a range of uses. The family bathroom serves the first floor and is fitted with a bath, wash basin and wc.

Outside, the rear garden benefits from a southerly aspect and is mainly laid to lawn, providing a manageable outdoor space. The property also benefits from an allocated parking space.

