



# Warblers Lodge, Westergate Street, Woodgate, PO20 3SQ

£725,000 Freehold

 4 Bedrooms  3 Bathrooms  2 Reception Rooms



Sims Williams

## Key Features

- New-Build Detached Home
- Situated in Private Lane
- Kitchen/Breakfast/Dining Room
- Double Aspect Sitting Room
- 4 Bedrooms
- 3 Bathrooms
- U/floor Heating & Air Source Pump
- 4.5kW Solar PV System Installed
- Double Garage & Driveway
- Chain Free Sale

## EPC Rating

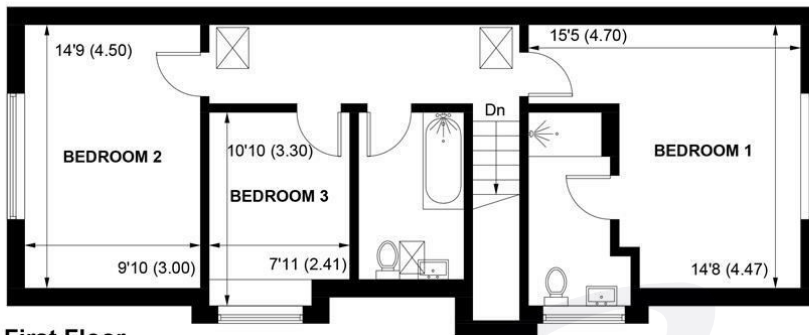
Current = A  
Potential = A

## Council Tax Band

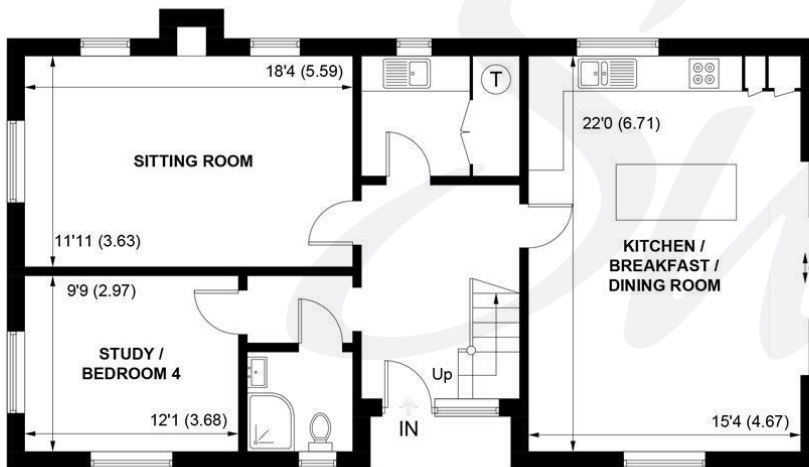
Band = TBC

## Tenure - Freehold





**First Floor**



**Ground Floor**

(Not Shown In Actual Location / Orientation)

**APPROXIMATE GROSS INTERNAL AREA = 1595 SQ FT / 148.2 SQ M**

**GARAGE = 371 SQ FT / 34.5 SQ M**

**TOTAL = 1966 SQ FT / 182.7 SQ M**

**NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2025 ©**

**Produced for Sims Williams**



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#### CHICHESTER

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Lettings 01243 836055

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#### WALBERTON

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#### ARUNDEL

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Lettings 01903 881133

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#### BOGNOR REGIS

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Viewing Strictly by arrangement via the vendor's agent Sims Williams 01243 551368. These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract.