

SW

Sims Williams



ROSE COTTAGE, NYTON ROAD, WESTERGATE, WEST SUSSEX, PO20 3UN



FIRST FLOOR



GROUND FLOOR

APPROX. GROSS INTERNAL FLOOR AREA 863 SQ FT 80.1 SQ METRES
 NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2013©

Offer In Excess Of £250,000 Freehold

**ROSE COTTAGE,
NYTON ROAD,
WESTERGATE,
WEST SUSSEX, PO20 3UN**

- Grade II Listed Cottage
- In Need Of Total Refurbishment
- Sitting Room With Woodburner
- Dining Room
- Kitchen
- Bathroom
- Storeroom
- 2 Double Bedrooms
- Garden

COUNCIL TAX BAND

Band = D

A pretty Grade II Listed cottage in need of refurbishment in a convenient location close to the amenities in Westergate village and with good road links.

Accommodation comprises dining room with stairs to the first floor, and good size sitting room with brick fireplace and a wood burning stove.

The kitchen has a tiled floor and is fitted with a range of oak fronted units with space for appliances.

The ground floor bathroom consists of a bath with shower over, wash basin and WC. There is also a useful storeroom, and a stable door to the rear garden.

Upstairs there are 2 double bedrooms, the larger of which has built in storage.

Outside the rear garden is a decent size. To the front the garden is enclosed by a low flint wall with a gate and path to the front door.

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 at the bottom of Fontwell Avenue, head west turning right at the Basmati Restaurant into Nyton Road. The house will be found immediately on the right.

