

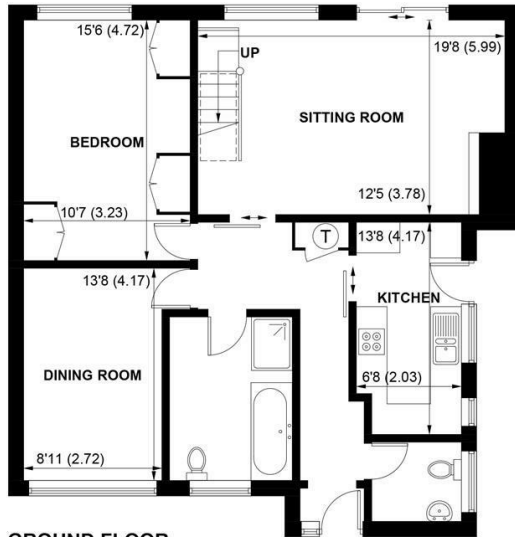
SW

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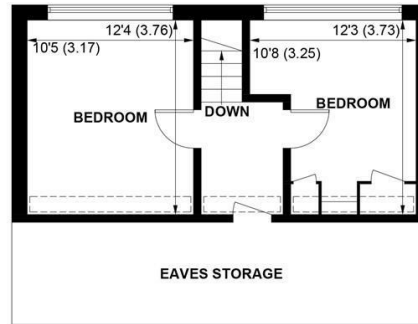


11 ORCHARD GARDENS, WOODGATE, SUSSEX, PO20 3QW

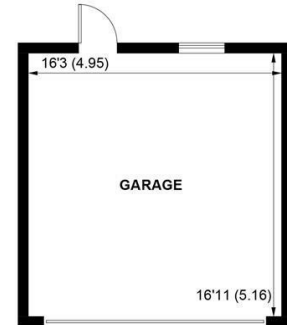





GROUND FLOOR



FIRST FLOOR



**(NOT SHOWN IN ACTUAL
LOCATION / ORIENTATION)**

 = Reduced headroom below 1.5m / 5'0

APPROXIMATE GROSS INTERNAL AREA = 1207 SQ FT / 112.1 SQ M
GARAGE = 274 SQ FT / 25.5 SQ M
TOTAL = 1481 SQ FT / 137.6 SQ M
NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2023 ©
Produced for Sims Williams

£435,000 Freehold

11, ORCHARD GARDENS,
WOODGATE,
SUSSEX, PO20 3QW

- Semi Detached Chalet Bungalow
- Large Southerly Lounge
- Separate Dining Room
- Fitted Kitchen
- Cloakroom & Bathroom
- Ground Floor Bedroom
- 2 First Floor Bedrooms
- Impressive Gardens
- Double Garage & Parking

EPC RATING

Current = D
Potential = B

COUNCIL TAX BAND

Band = D

Spacious semi detached chalet bungalow with 3/4 bedrooms located at the far end of a quiet cul de sac. The property is easily accessible to schools, shops and public transport.

Accommodation comprises entrance hallway with cloakroom and generous bathroom (previously a bedroom) with bath, separate shower cubicle, wash basin and WC.

Bright living room with fireplace and sliding doors to the rear garden, and a kitchen which is fitted with a range of wood fronted units with space for appliances and a door to the outside. There is also a separate dining room which was previously a bedroom.

On the second floor there are 2 further good size bedrooms.

Outside the South facing rear garden is a good size, mainly laid to lawn with paved patio area. There is a large garage/workshop with electric up & over door. The large front garden is also laid to lawn with ample 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

From the level crossings at the bottom of Westergate Street, proceed north taking the second turning on the right into Orchard Gardens where the property will be found at the far end on the right hand side.

