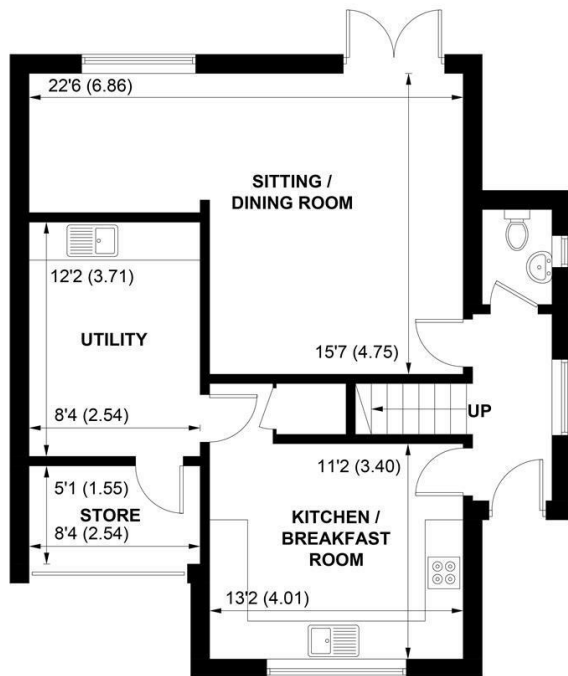


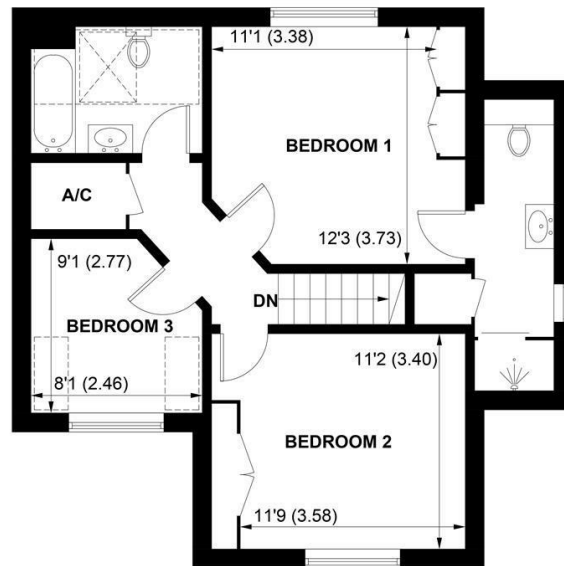


29 OAK TREE LANE, WOODGATE, WEST SUSSEX, PO20 3GU



GROUND FLOOR

 = Reduced headroom below 1.5m / 5'0"



FIRST FLOOR

APPROXIMATE GROSS INTERNAL AREA = 1321 SQ FT / 122.7 SQ M

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2024 ©

Produced for Sims Williams

£385,000 Freehold

29, OAK TREE LANE,
WOODGATE,
WEST SUSSEX, PO20 3GU

- End Of Terrace Family House
- Beautifully Presented Throughout
- Kitchen/Breakfast Room
- Sitting/Dining Room
- Cloakroom/WC
- Utility Room & Store Room
- Three Bedrooms
- Bathroom & En Suite Shower
- Landscaped Rear Garden

EPC RATING

Current = D

Potential = B

COUNCIL TAX BAND

Band = D

A bright, spacious and very well presented family house in a corner plot position within a popular residential cul de sac, close to local amenities including shops, schools and public transport.

The generous accommodation is arranged over 2 floors. The ground floor comprises spacious entrance hall with stairs to first floor, cloakroom, kitchen/breakfast room, utility, store room, and sitting/dining room.

The kitchen/breakfast room is fitted with high gloss units with work tops and fully integrated appliances. There is ample room for table and chairs. Door leading into utility room with space and plumbing for washing machine and tumble dryer. Further internal door into useful store room (formally the garage).

The L-shaped sitting room with recessed dining area is a bright room with window and patio doors leading out to rear garden.

From the 1st floor, there are three bedrooms, two of which are doubles with built-in cupboards and the main benefitting from having an en-suite shower with wc. The third bedroom is currently being used as an office.

The main bathroom has a modern white fitted suite with bath and with shower

over, vanity wash hand basin and WC with concealed cistern, heated towel rail and Velux window.

Outside, the attractive landscaped rear garden is partly decked, making it suitable for entertaining/alfresco dining with a further small patio area to one corner. The remainder to be mainly to lawn with mature shrubs and trees, stocked flower beds, side access and courtesy gate.

The front garden is open with lawn areas, mature shrubs and palm trees. There is a driveway providing off road parking to the side with access to former garage, now used as a store room.

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 Westergate Street proceed south over the Woodgate crossing taking the first left into Oak Tree Lane. The property can be found on the left hand side.

Sales & Lettings offices in Arundel, Bognor Regis, Chichester & Walberton

