



30 Barnetts Field, Westergate PO20 3UD

£475,000 Freehold



4 Bedrooms



1 Bathroom



2 Reception Rooms



Sims Williams

## Key Features

- Detached Family House
- Spacious Sitting Room
- Kitchen/Breakfast/Dining Room
- Downstairs Cloakroom
- 4 Bedrooms
- Modern Family Bathroom
- West Facing Garden
- Views Over Fields to the Rear
- Garage & Driveway

## EPC Rating

Current = C

Potential = B

## Council Tax Band

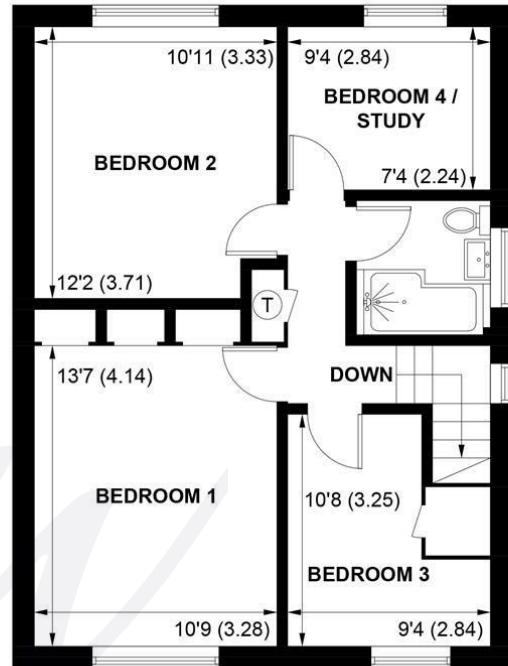
Band = E

## Tenure - Freehold





**GROUND FLOOR**



**FIRST FLOOR**

APPROXIMATE GROSS INTERNAL AREA = 1199 SQ FT / 111.4 SQ M  
GARAGE = 145 SQ FT / 13.5 SQ M  
TOTAL = 1344 SQ FT / 124.9 SQ M



[simswilliams.co.uk](http://simswilliams.co.uk)

---

#### CHICHESTER

8-9 Southgate  
Sales 01243 787868  
Lettings 01243 836055  
[chichester@simswilliams.co.uk](mailto:chichester@simswilliams.co.uk)

---

#### WALBERTON

5 Maple Parade  
Sales 01243 551368  
Lettings 01243 836055  
[walberton@simswilliams.co.uk](mailto:walberton@simswilliams.co.uk)

---

#### ARUNDEL

8a High Street  
Sales 01903 885678  
Lettings 01903 881133  
[arundel@simswilliams.co.uk](mailto:arundel@simswilliams.co.uk)

---

#### BOGNOR REGIS

46 High Street  
Sales 01243 862626  
Lettings 01243 836055  
[bognor-regis@simswilliams.co.uk](mailto:bognor-regis@simswilliams.co.uk)

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.