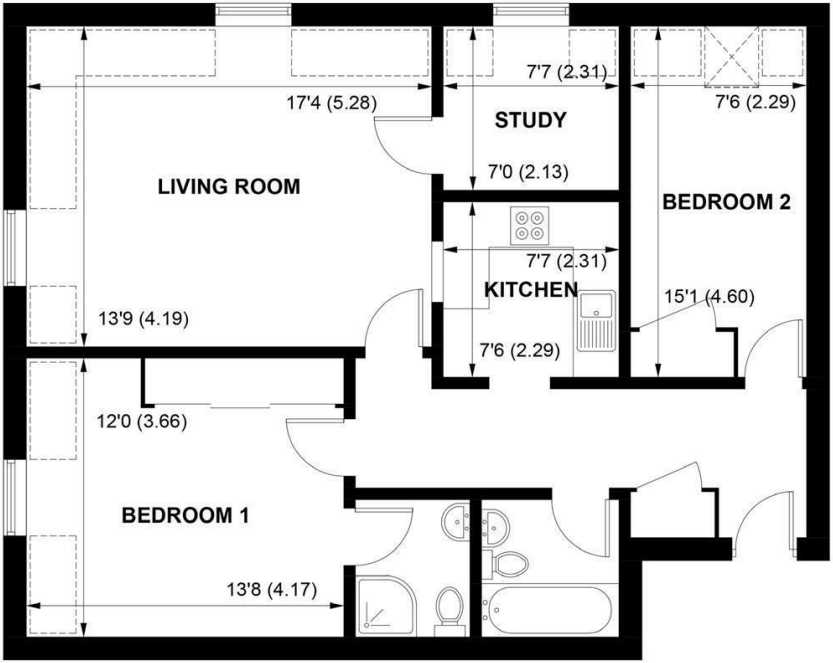


Sims Williams

39 WESTERGATE MEWS, NYTON ROAD, WESTERGATE, PO20 3YP

= REDUCED HEADROOM BELOW 1.5M / 5'0



SECOND FLOOR

APPROXIMATE GROSS INTERNAL AREA = 845 SQ FT / 78.5 SQ M

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2020 ©
Produced for Sims Williams

WALBERTON OFFICE

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£220,000 Leasehold

39 WESTERGATE MEWS, NYTON ROAD, WESTERGATE,

- Second Floor Apartment
- Excellent Location
- Sizeable Entrance Hall
- Large Sitting Room
- Fitted Kitchen
- 2 Double Bedrooms
- 3rd Bedroom/Study
- En Suite Shower Room & Bathroom
- Communal Garden & Parking

EPC RATING

Current = C
Potential = C

COUNCIL TAX BAND

Band = C

Situated within Westergate Mews in Westergate, this well proportioned apartment offers two double bedrooms, an occasional bedroom/study and a good sized sitting room.

The apartment is approached via a staircase from the communal hallway and has a private entrance hall with security entry system. The compact kitchen has a cooker, oven and hob, with space for a washing machine and fridge/freezer.

Both double bedrooms have fitted wardrobes, with the principal bedroom benefiting from an en suite shower room with a recently installed shower. The third bedroom is a smaller room, offering flexibility as an occasional bedroom or study.

Outside, there is allocated parking, visitor parking and communal gardens, together with an area for hanging clothes.

The property benefits from a long lease of 994 years remaining. The service charge is £896 every six months, payable in March and October.









The Property Ombudsman

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

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