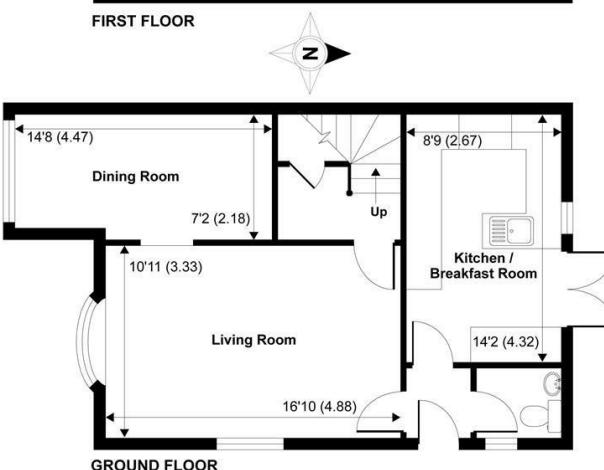
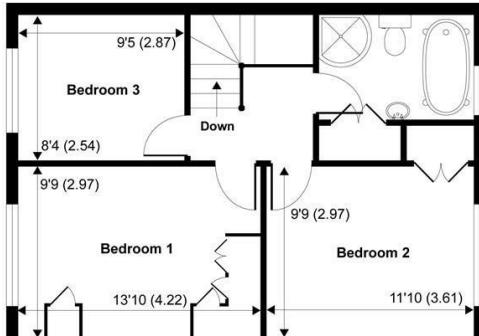




Sims Williams



22 OLIVERS MEADOW, WESTERGATE, SUSSEX, PO20 3YA



APPROX. GROSS INTERNAL FLOOR AREA 999 SQ FT 92.8 SQ METRES

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2015©

**WALBERTON OFFICE**

5 Maple Parade  
Walberton  
BN18 0PR

Tel 01243 551368  
walberton@simswilliams.co.uk  
simswilliams.co.uk

# £347,500 Freehold

22, OLIVERS MEADOW,  
WESTERGATE,  
SUSSEX, PO20 3YA

- Semi Detached House
- 2 Reception Rooms
- Modern Fitted Kitchen
- Ground Floor Cloakroom
- 3 Double Bedrooms
- Landscaped Rear Garden
- Off Road Parking
- No Chain
- Popular Location

## EPC RATING

Current = D

Potential = B

## COUNCIL TAX BAND

Band = C

Situated in a popular location being accessible to local schools, shops and public transport. This spacious three bedroom family house provides good size and flexible accommodation.

Internal viewing is highly recommended to appreciate the size and condition of this family home. The property benefits from both gas central heating and double glazing, together with feature wooden shutters to the front southerly elevation.

The accommodation provides 2 reception rooms with the living room stepping down into the separate dining room. The kitchen has been fitted with a range of modern units and has space for a range style cooker and washing machine, together with integrated fridge, freezer and dishwasher. There are double doors that open onto the garden. There is also a ground floor cloakroom.

There are 3 double bedrooms, 2 of which have fitted wardrobes. The bathroom is fitted with a modern suite including a roll top bath, separate shower cubicle, wash basin and WC.

The landscaped rear garden provides a shaped lawn with paved patio area and raised decking. There is a brick garden store with power. The front is open plan and provides off road 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 Basmati restaurant at the top of Westergate Street, proceed south along Westergate Street. Olivers Meadow is the 4th turning on the right hand side.

