



Wyncote, Nyton Road, Westergate, PO20 3UL

£625,000 Freehold



4 Bedrooms



2 Bathrooms



3 Reception Rooms

Sw

Sims Williams

Key Features

- Beautifully Presented Throughout
- Kitchen/Dining/Family Room
- Sitting Room & Snug
- Cloakroom & Study
- 3 First Floor Bedrooms
- Family Bathroom
- Principal Suite With Shower Room
- West Facing Garden
- Garage & Driveway Parking

EPC Rating

Current = E
Potential = C

Council Tax Band

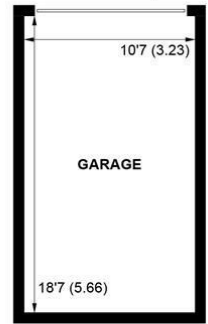
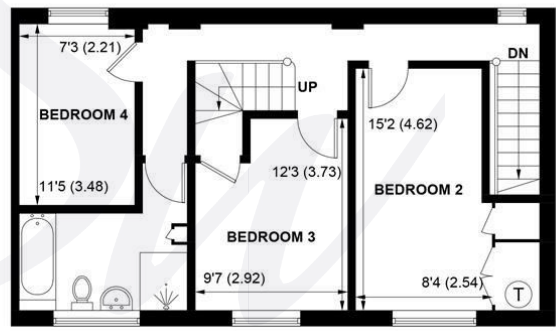
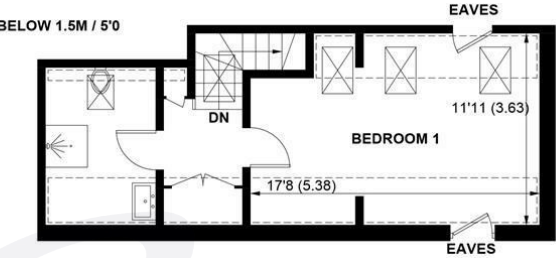
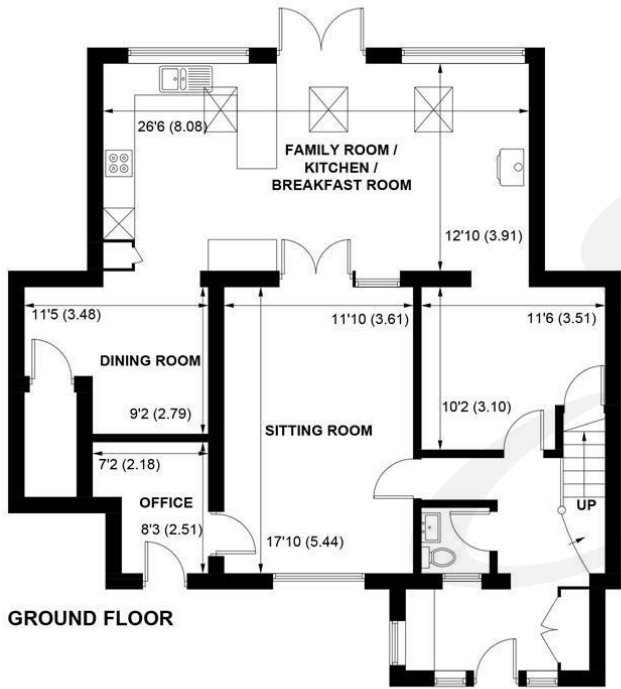
Band = D

Tenure - Freehold

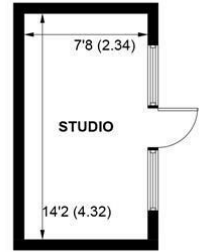




 = REDUCED HEADROOM BELOW 1.5M / 5'0"



(NOT SHOWN IN ACTUAL LOCATION / ORIENTATION)



(NOT SHOWN IN ACTUAL LOCATION / ORIENTATION)

APPROXIMATE GROSS INTERNAL AREA = 1997 SQ FT / 185.5 SQ M
GARAGE = 198 SQ FT / 18.4 SQ M
STUDIO = 109 SQ FT / 10.1 SQ M
TOTAL = 2304 SQ FT / 214.0 SQ M

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2025 ©
 Produced for Sims Williams



simswilliams.co.uk

CHICHESTER

8-9 Southgate

Sales 01243 787868

Lettings 01243 836055

chichester@simswilliams.co.uk

WALBERTON

5 Maple Parade

Sales 01243 551368

Lettings 01243 836055

walberton@simswilliams.co.uk

ARUNDEL

8a High Street

Sales 01903 885678

Lettings 01903 881133

arundel@simswilliams.co.uk

BOGNOR REGIS

46 High Street

Sales 01243 862626

Lettings 01243 836055

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.