



20 Meadow Way
Westergate, Chichester
West Sussex, PO20 3QT

Glyn-Jones
& COMPANY



20 Meadow Way
Westergate, Chichester
West Sussex, PO20 3QT

GUIDE £379,950

Semi-Detached House

Fabulous Farmland Views

Two Double Bedrooms

Lounge/Diner With Feature Wood
Burner

Modern Fitted Kitchen

Modern Bathroom

Shower Room

Conservatory

Large Driveway For Several cars

Garage/Store

Lovely Mature Rear Gardens With
Fabulous Views

Viewing Advised





We are delighted to be offering this semi-detached home offered in good order throughout with fabulous views over farmland to the rear.

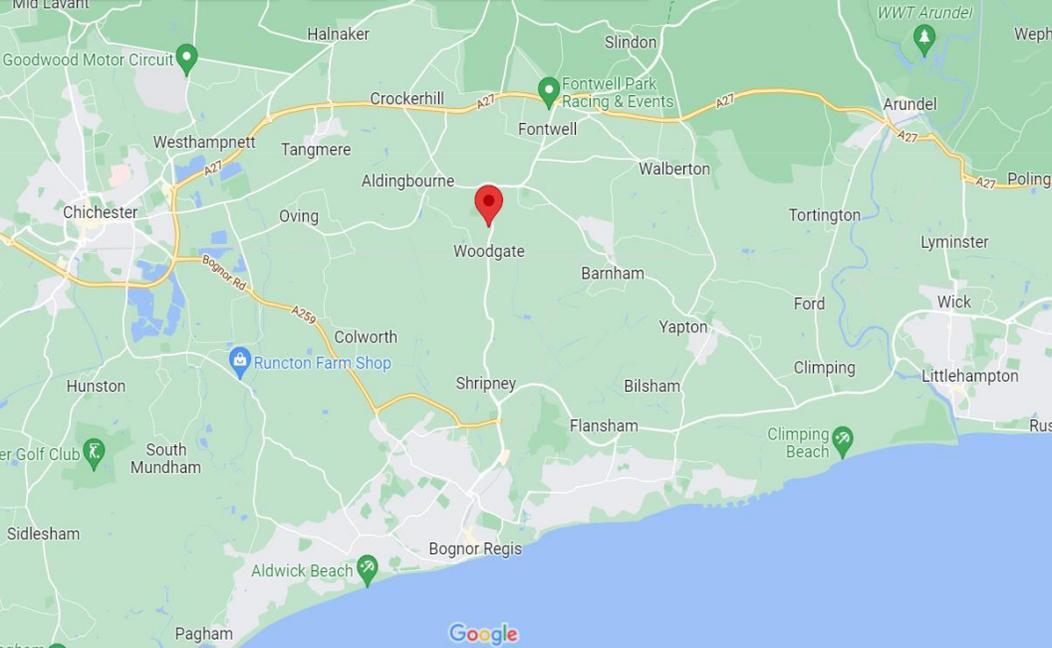
The current owners have modernised the property to now include a nicely fitted kitchen with breakfast bar area which opens into a long corridor with access front and back, ideal for dog access after their walks. The Lounge/Diner is of a generous size with original parquet flooring and a working wood burning stove. The dining area has a hatch into the kitchen and the conservatory overlooks the gardens and the fields. There is a modern ground floor bathroom with shower over and the garage has been made into a utility/workshop with a window to the front which could easily be removed for a garage door.



To the first floor are two double bedrooms with built-in storage and a separate shower room. The gardens to the rear are mainly laid to lawn with a patio area ideal for family get togethers and a raised decked area to the back overlooking the farmland. The driveway to the front offers ample off road parking for several vehicles and again is mainly laid to lawn with mature shrubs and bushes.

Offered in good order throughout, viewing is advised to avoid disappointment.





Location

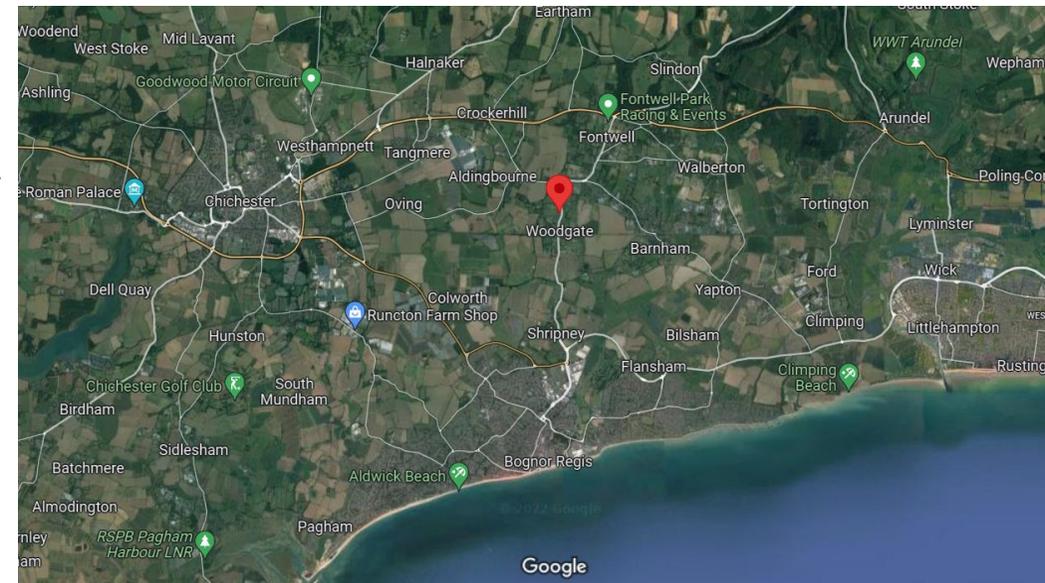
Westergate is a small village located within the 'Six Villages', known for their perfect situation between the South Downs and the sea. Westergate is closely linked with Eastergate and Aldingbourne and the area provides local amenities as well as natural beauty, creating a semi-rural feel.

The village has a small selection of local shops (including a convenience store) as well as sports centre, petrol station, vets and school. The Ormiston Six Villages Academy is a 'Good' school rated by OFSTED and provides secondary education for 11 – 16 year olds. Close by, there are two primary schools (Eastergate CofE and Aldingbourne Primary) or St Philip Howard Secondary and Sixth Form which is a 4-minute drive away and is rated 'Outstanding' by OFSTED.

There are many things to do in and around the village with the church providing groups and clubs to join or the small city of Chichester just over 6 miles away and easily accessible no matter what form of transport you choose.

There are several bus routes running through the village that provide a regular service or Barnham station is just a 5-minute drive away. As well as this, the easy route from Westergate to the main road (A27) is perfect not only for days out, but for commuting as well.

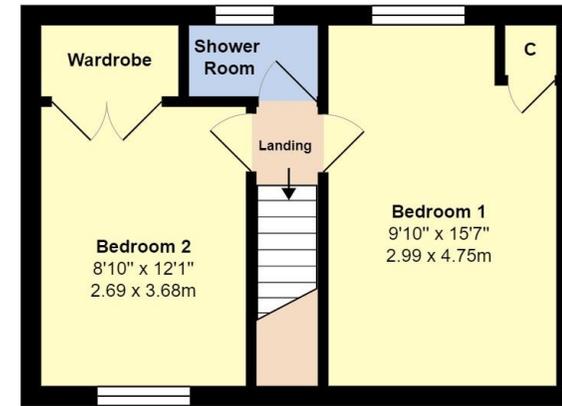
Further afield, London is some 65 miles away and is accessible via the A3 or Barnham mainline station.







Ground Floor



First Floor

Total Area: 807 ft² ... 75.0 m² (Excludes Garage & Conservatory)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements are approximate and no responsibility is taken for error, omission or mis-statement.

This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

Created by Jtm 2022

Council Tax Band – C
Energy Performance – E

Yapton Office
Brow Cottage, Main Road, Yapton, Arundel, West Sussex BN18 0EZ
01243 271281
yapton@glyn-jones.com
www.glyn-jones.com



Glyn-Jones
& COMPANY

