

Lime Avenue, Westergate  
Guide Price £525,000 - Freehold



Total Area: 1617 ft<sup>2</sup> ... 150.2 m<sup>2</sup> (Includes Garage)

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



Detached Ex Show Home Four Bedroom Family House | Two Reception Rooms Plus Conservatory | Kitchen/Diner With Adjoining Utility Room | Ground Floor Cloakroom | Four Generous Sized Bedrooms - Three Of Which With Built-In Wardrobes | Two First Floor Bathrooms - One En Suite And Family Bathroom | South Facing Rear Garden | Garage And Driveway To The Front | Offered In Beautiful Order Throughout | Viewing Strongly Advised By Appointment Only

Glyn-Jones & Company are delighted to be offering for sale this ex show home detached family house boasting four generous sized bedrooms in an ideal location. The property would perhaps suit a growing family since the Ormiston Six Villages Academy is within easy reach, along with other local amenities. To the front of the property is a private driveway leading up to the integral garage with up-and-over door along with a picket-fenced front garden. Internally the ground floor boasts two reception rooms, a lounge with feature fireplace and modern kitchen/diner, and a bright and airy conservatory leading out to the rear garden as well as a separate utility room and cloakroom. To the first floor are four generous sized bedrooms, three of which with built-in wardrobe space, with the addition of a family bathroom and en-suite to the master bedroom. This well presented home boasts a south facing rear garden ideal for family entertainment being mainly laid to lawn with mature shrubs and bushes as well as a small patio area. Viewing is strongly advised, strictly by appointment only.

Council Tax Band - F  
Energy Efficiency Rating D

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NOTE - For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings.

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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, 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.



*Ex Show Home  
Viewing Strongly Advised*

