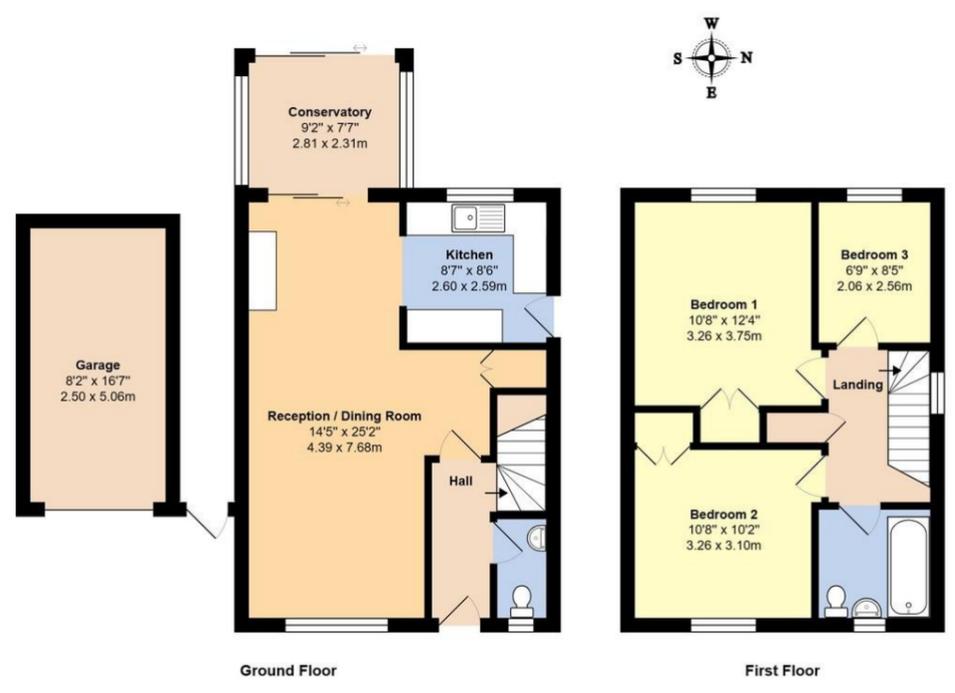


Westergate Street, Westergate

OIEO £395,000 - Freehold



Total Area: 1101 ft² ... 102.3 m²

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



Recently Modernised Detached Family Home | Open Plan Recently Re-Fitted Kitchen/Diner | Sitting Area | Ground Floor Cloakroom | Conservatory | Three Good Sized Bedrooms (Two With Built-in Wardrobes) | Family Bathroom | New Gas Boiler | New Driveway To The Front | Garage | Attractive Well Maintained Gardens | Popular Location |

Glyn-Jones & Company are pleased to present this recently modernised detached family home boasting three ample sized bedrooms in a popular village location. The property benefits from a new driveway with space for two/three vehicles (+ garage) and is within easy reach of local amenities, the village convenience store being less than 100 yards away.

Westleas is the ideal family home with plenty of living space as well as good sized accommodation. The ground floor comprises a recently re-fitted open plan kitchen/diner, bright living area, conservatory and ground floor WC. Upstairs you will find three bedrooms (two of which with built in wardrobes) as well as a family bathroom. Due to its recent modernisation, the property benefits from a new gas boiler supplying central heating. Externally, the west facing garden with feature seating area is perfect for the warmer weather spent with friends and family. There is also access to the garage from the garden as well as access to the front of the property via two gates leading out to the new driveway easily accommodating two or more vehicles.

Council Tax Band - E
Energy Efficiency Rating D



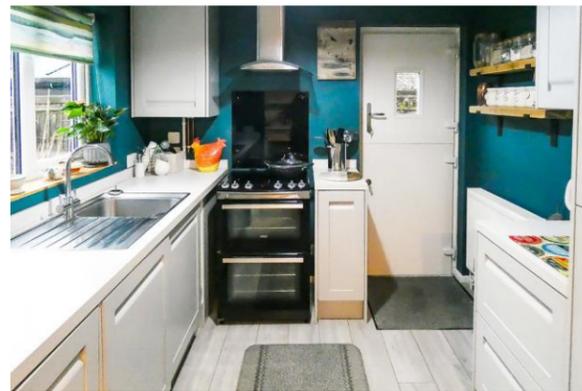
Yapton Office
01243 271281
www.glyn-jones.com



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.

Westergate Street, Westergate

OIEO £395,000 - Freehold



 *Recently Renovated* 

This beautiful home is ideally located within the semi-rural village of Westergate with the nearest convenience store under 100 yards from the property itself. Other amenities close by include a petrol station under half a mile from Westleas and Barnham mainline station just a 5 minute drive away.

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.

