



Orchard Cottage
Northfields Lane
Westergate
Chichester
PO20 3UH



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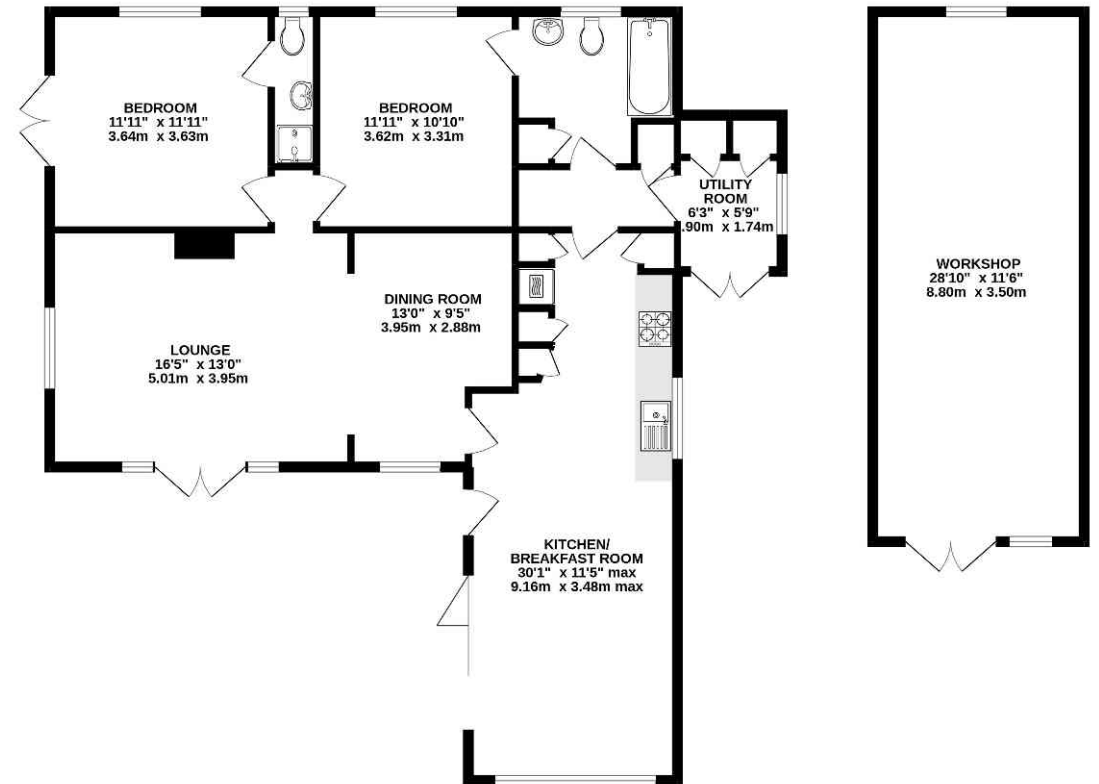
2 Bedroom Detached Bungalow
£835,000 Freehold



Floor Plan:

- Modernised throughout
- Stunning vaulted kitchen/breakfast room
- Good size plot
- Large amount of parking
- 2 large double bedrooms
- 3 reception rooms
- Gated entry
- Close proximity to Barnham Railway Station
- Chain free

GROUND FLOOR 1423 sq.ft. (132.2 sq.m.) approx.



TOTAL FLOOR AREA : 1423 sq.ft. (132.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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NORTHFIELDS LANE

Orchard Cottage

SHADED AREA SHOWS
PROPOSED SIDE AND REAR
SINGLE STOREY EXTENSIONS

Side Extension less than
half the width of the
original principle elevation

Roof style of the proposed extension to
match that of the existing property up to
a maximum height of 4 metres. Eaves to
be no higher than existing dwelling.

BLUE LINE OUTLINE OF EXISTING DWELLING

LINE OF "PRINCIPLE ELEVATION"

Side elevation at 45 degrees
to Nyton Road

NYTON ROAD

Principle elevation at 41 degrees
to Nyton Road

EXISTING OUTBUILDING TO BE CONVERTED TO
GARDEN STUDIO/HOME OFFICE,
RESIDENTIAL ANNEX

Width O/A of rear extension/ side
extension less than half the width of
the original principle elevation.

Rear extension projection max. 4metres

Line of existing hipped end

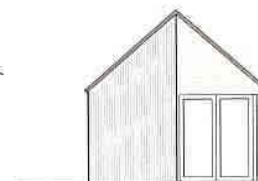
New flat roof dormer to rear of roof, less
than 40m³ increase in roof volume.
New loft conversion to create additional
bedroom, floor area 15m².

Existing entry door to property

existing vehicle and pedestrian
access to property



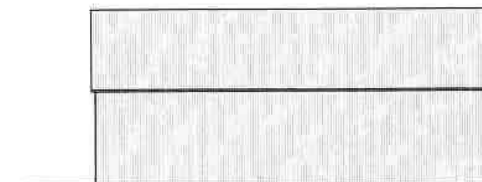
South elevation



West elevation



East elevation



North elevation

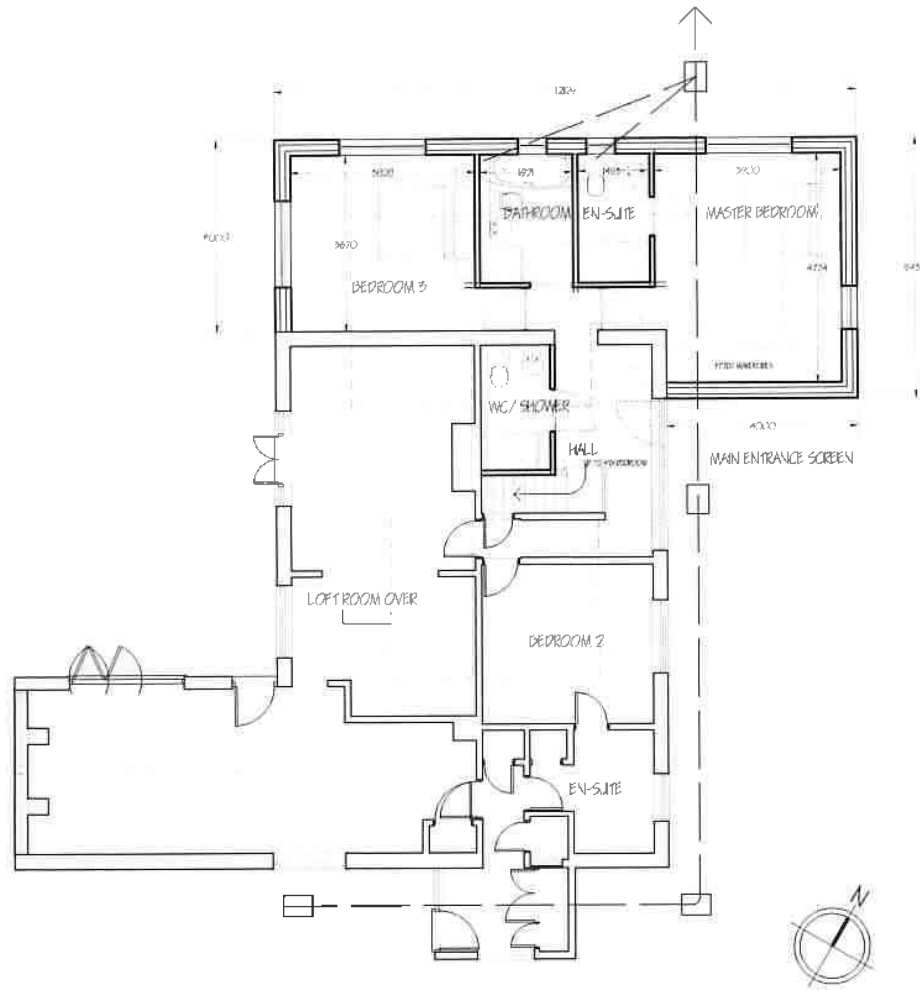


FLOOR PLAN 1100

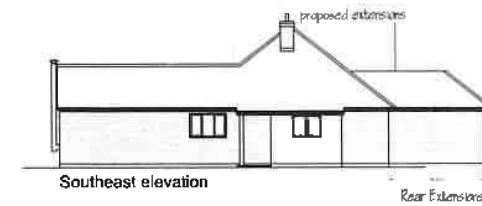
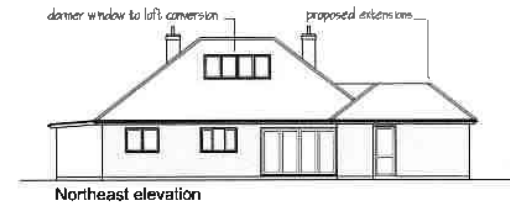
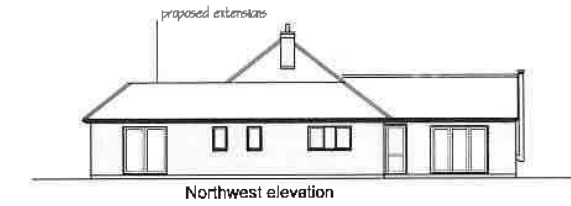
EXTERNAL FINISHES.

ROOF: Zinc roof sheeting - black.
RAINWATER GOODS: Black "squirrel" Upvc gutters and downpipes.
FASCIAS: Dark grey Upvc.
WALLS: Zinc vertical sheeting - black. Horizontal larch cladding - natural.
WINDOWS AND DOORS: Dark grey Upvc.

Paper Size.
A3

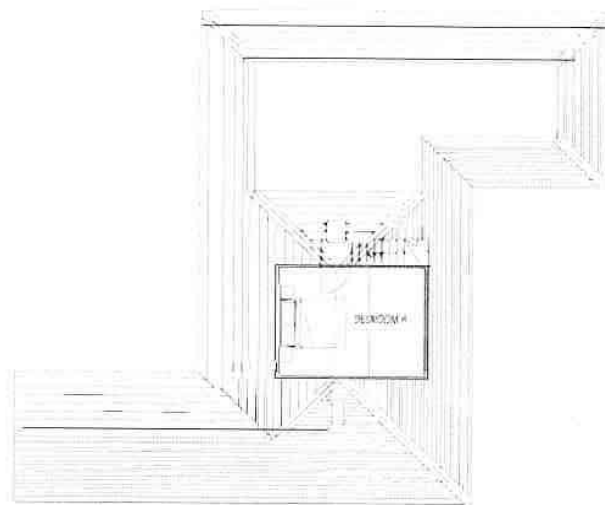


FLOOR PLAN 1:100

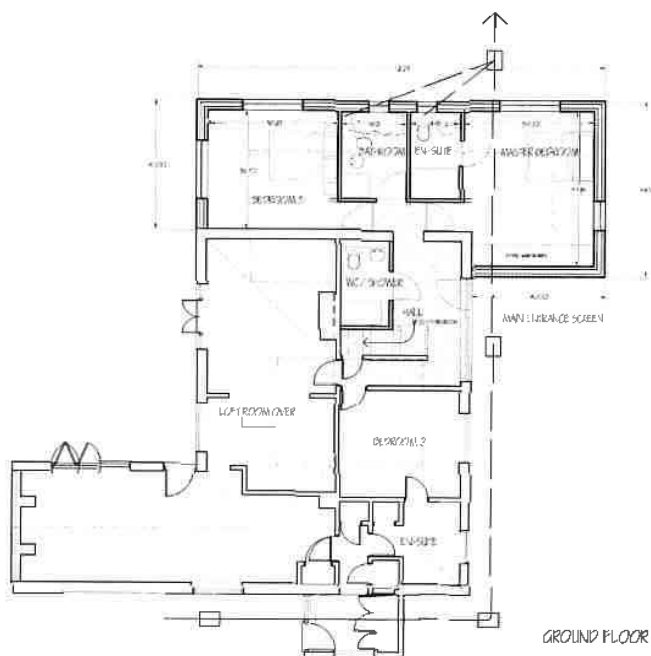


EXTERNAL FINISHES.

ROOF: Clay pan tiles to match existing dwelling. / Single layer Ruberoid membrane to flat roof areas.
 RAINWATER GOODS: White "squareline" Upvc gutters and downpipes.
 PASCAS: White Upvc.
 WALLS: Common block laid fairfaced and painted with external masonry paint.
 WINDOWS AND DOORS: Upvc to match existing.

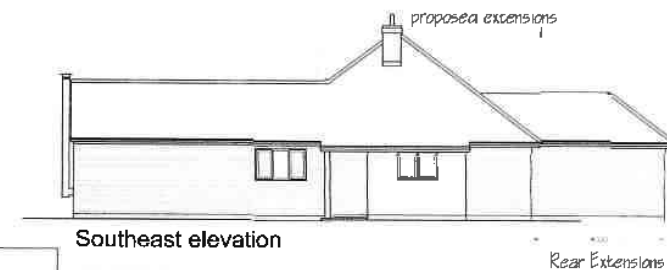
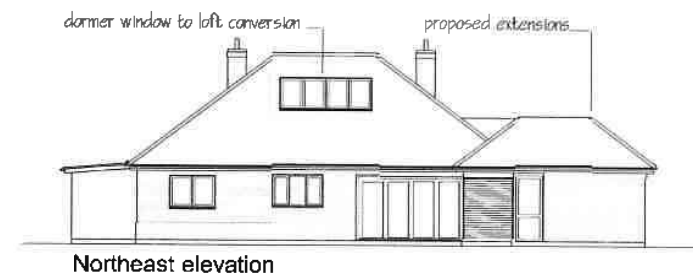
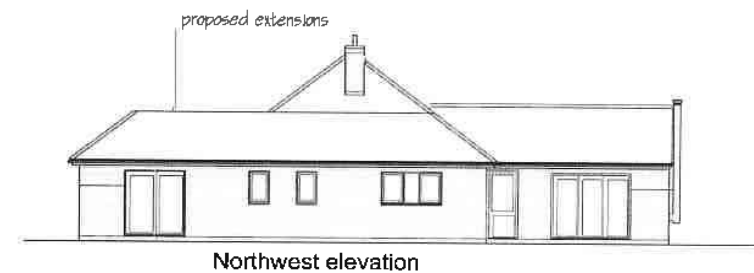


FIRST FLOOR PLAN 1:100



GROUND FLOOR PLAN 1:100

EXTERNAL FINISHES
 ROOF: Clay pan tiles to match existing dwelling / Single layer Pharmed membrane to flat roof areas.
 RAINWATER GOODS: White "squared" downspouts and downpipes.
 FASCIA: White Ulin.
 WALLS: Cream block laid flat faced and painted with interior masonry paint.
 WINDOWS AND DOORS: Ulin to match existing.



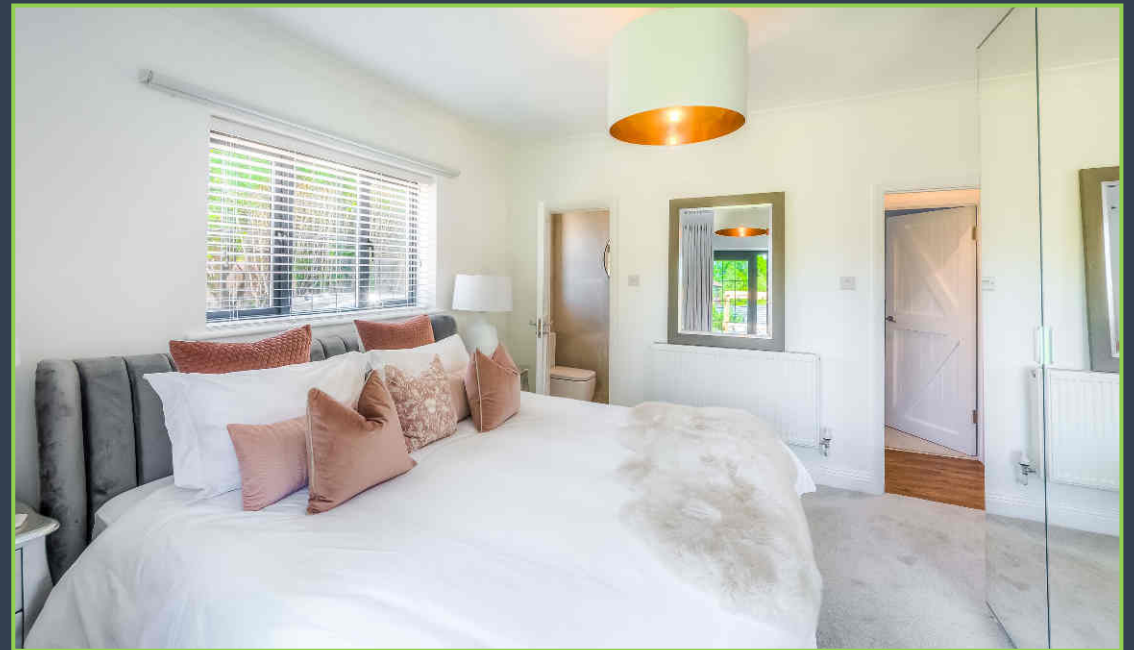
Rear Extensions











The Property:

Set within secluded gated grounds sits this beautifully presented, recently modernised detached bungalow. This stylish home is approached via a picturesque, semi-rural lane off Nyton Road, a secluded location within easy striking distance of the facilities within the six villages, including its eclectic mix of shops, restaurants and railway station (located in Barnham), which is direct to London Victoria.

The accommodation is arranged over one level with the entire property benefitting from a recent robust schedule of updating and remodelling. Comprising of three reception rooms, two double bedrooms, master with en-suite, a further family bathroom, utility room and a farmhouse style kitchen/breakfast room.

In all the property is set in 0.22 acre of extensive landscaped gardens and enjoys a good level of privacy all around. The gardens are mainly laid to lawn but offer various seating areas. The large terrace with outdoor kitchen/BBQ makes for a fantastic entertaining space. There is also ample parking to the front of the property, large enough for several cars.

The property also has architecturally designed plans and drawings approved for further extensions to the side, into the loft and an addition of a self-contained annexe.

The Location:

Westergate is surrounded by open farmland within sight of the South Downs National Park, local shopping facilities can be found in the nearby village of Barnham, some 3 miles to the southeast. Here there is also a mainline station providing a regular service to London Victoria in about 1 hour 30 minutes.

Comprehensive facilities may be found in Chichester with a wide selection of shops, superstores, restaurants and bars. The surrounding area offers a variety of recreational facilities including a number of golf courses, one of which being at Goodwood, which also provides a country club with gym, indoor swimming pool and tennis courts. Famous for its horse racing, Goodwood also plays host to the Annual Festival of Speed and the Revival of this historic motor circuit, both of which have become prominent events on the social calendar.

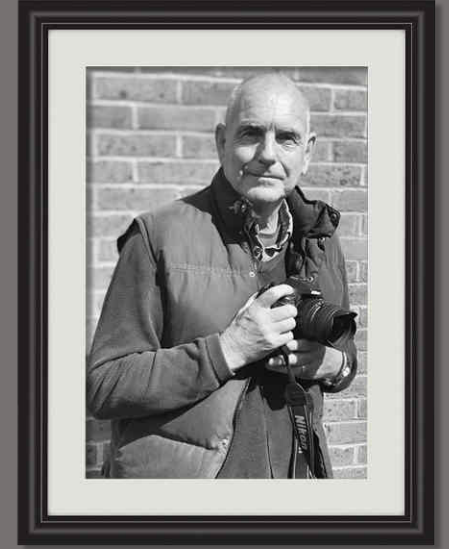
To the south the waters of Chichester Harbour and the Solent provide some of the most popular sailing facilities within easy reach of London. Most notably there are sailing clubs at Itchenor, Bosham and Chichester Marina. The beaches at East Head and West or East Wittering provide many opportunities for bathing, windsurfing, kiteboarding and more recently land-boarding. The South Downs National Park to the north is home to a variety of pretty rural villages with good country pubs and provides many opportunities for walking, riding and mountain biking.

Property Information

Services: Mains gas, electricity, water and drainage. Broadband available

Council Tax: Arun District Council, Maltravers Road, Littlehampton. Tel: 01903 737500 Council Tax Band E

Welcome to Pegasus Properties



About us...

From large country estates to coastal properties, cottages, investments and family homes, our team has over 90 years experience in delivering outstanding client care. Our aim is to always provide you with a friendly, knowledgeable and unrivalled level of service. We place great emphasis on providing a modern, bespoke, personal and highly professional experience at Pegasus Properties and we are dedicated to delivering the very best results for all our clients.

Professionalism, Quality, Responsiveness, Value



“ Peter and Nick made what was the most impossible chain a reality. We sold in no time at all at over asking price and Peter made it his daily objective to take matters in his own hands to get the job done! Would use again in a heartbeat! ”

Clare P

“Pegasus have been a joy to deal with. Peter was great with advice and guidance at the start when placing the property on the market, followed by Nick who has provided continuing helpful support throughout the selling process. Friendly service with consistently excellent communication. Nick particularly would investigate any bumps in the road & work with all parties to find a resolution. Would not hesitate to recommend, keep doing what you do! Many thanks.”

Alison S

“We highly recommend Nick who was so professional and efficient in selling our home. After agreeing the sale he was always in regular contact with updates and reachable to discuss any questions we had. Thank you to not only Nick but also Peter, Carol and Richard at Pegasus for everything. We don't want to move anytime soon because we love our new house but if we did we would certainly use Nick and Pegasus again.”

Matt R

“Nick and the team at Pegasus are just brilliant! They managed the sale of 2 family properties and the service they gave was outstanding. During such a stressful time Nick was so reassuring, informative, professional and caring. He kept us updated weekly with the chain progression. Would recommend (and have done!) 110%. Well done so pleased to have sold with Pegasus!”

Abi E

Traditional values

First and foremost we believe in communication and great customer care. We don't want you to feel like you're being passed from pillar to post and getting frustrated with the lack of answers when you need them. Every single one of our team is on hand to help. We take great pride in making sure you are informed about everything concerning your house move as soon as it happens.



Professional Service

You only get once chance to make a first impression and when it comes to property we want to make you stand out. Every property is special in its own way and we always look for the unique character which makes it shine above the rest. All of our properties benefit from professional photography, too many hours scrolling through the internet has taught us that the care and attention we pay to your home will help attract more attention over the competition.

We love what we do and we want you to enjoy the experience just as much as we do.

Modern Technology

Our approach has always been to stay at the forefront of technology, that said we believe in utilising it in the right way. From the latest management systems through to our comprehensive marketing methods, we make sure everything we have in place, benefits you! Our systems track the progress of your sale from start to finish and alert us throughout the process if things are taking longer than they should. Our marketing methods include advertising across the UKs major property websites, niche property platforms and exclusive magazines. Whether it's a 2 bedroom end of terrace or a grand country home, we have every angle covered.



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