



Westergate Street, Westergate, West Sussex, PO20 3QZ



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A beautifully presented Georgian home, located in a very popular location, within the catchment area for the 'Outstanding' Aldingbourne primary school.

Guide Price £550,000 Freehold

Freehold · 4 bedrooms · 2 bathrooms · 3 reception rooms · Driveway parking · West facing garden

Description

This beautiful home is approached via Westergate Street, to a private driveway and part walled front gardens.

The accommodation is arranged over three floors, with the ground floor comprising of a typical Georgian entrance hall with stairs rising to the first floor and doors to the reception rooms. Facing East is the study with feature fireplace, the sitting room and Lounge area with feature fireplace benefits from both an East and West aspect. Facing west and overlooking the gardens is the very impressive kitchen breakfast room with Central Island and vaulted ceiling. Adjoining the Kitchen is a well appointed utility room, making up the remainder of the ground floor is a cloakroom located from the entrance hall.

The first floor landing is spacious with windows overlooking the garden, there are three double bedrooms, one of which benefits from fireplaces and a spacious family bathroom on this floor and stair rising to the second floor. Solely occupying the second floor is the spacious master suite, benefiting from an ensuite bathroom and walk in wardrobe.

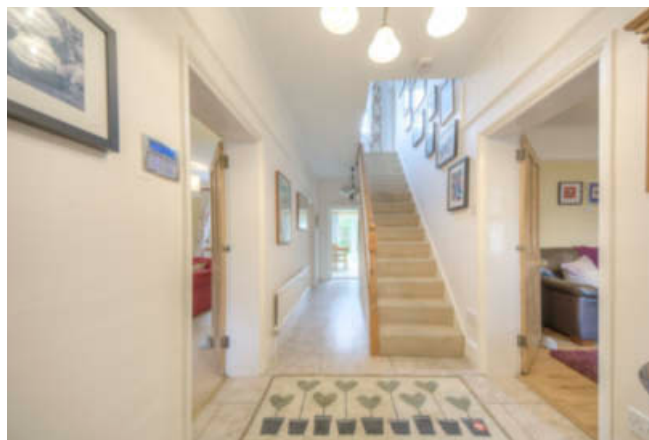
The gardens are a particular feature enjoying a westerly facing aspect and a high degree of privacy. Mostly made up of well kept lawns with a spacious patio area, all enclosed with a variety of mature trees and herbaceous borders, with hard standing for a timber built summerhouse.



Location

Westergate is surrounded by open farmland within sight of the South Downs National Park, local shopping facilities can be found in the nearby town 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, the nearest being at Goodwood itself, 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 landboarding. .

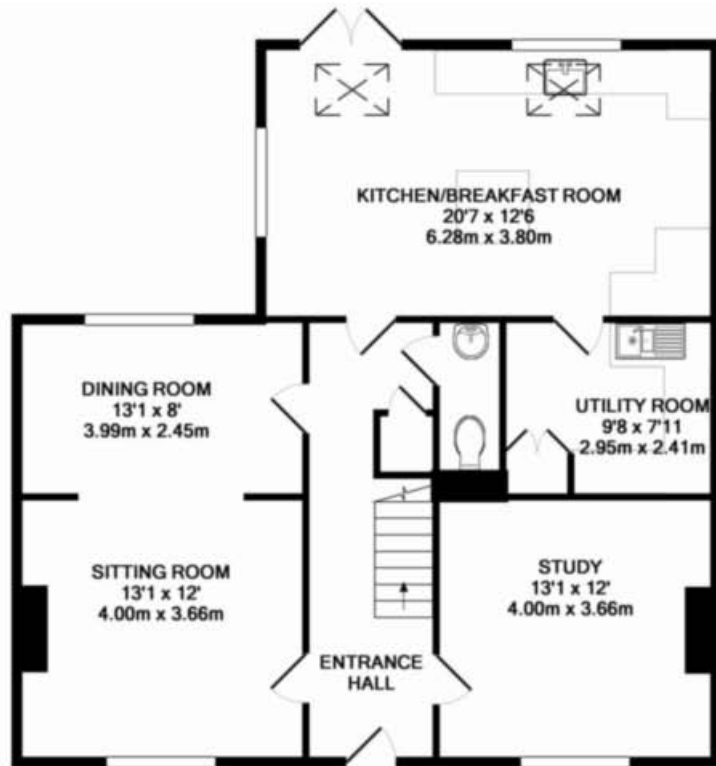
The South Downs National Park to the north is home to a variety of pretty rural villages with good country pubs and provides many opportunities for walking, riding and mountain biking.





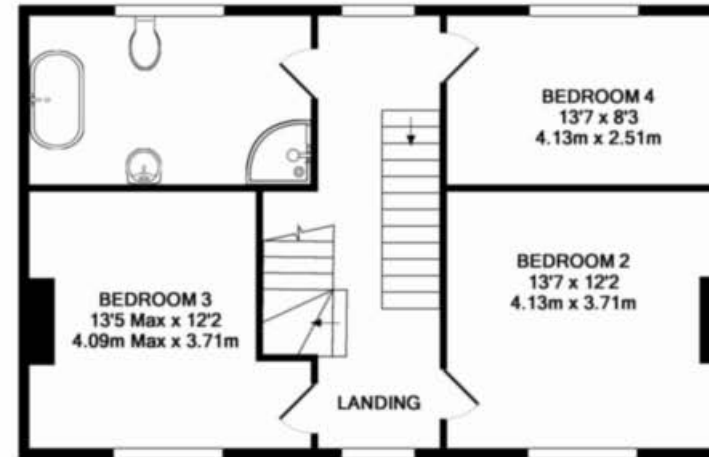






Ground Floor

Second Floor



First Floor

APPROX. GROSS INTERNAL FLOOR AREA 1969 SQ FT / 183.0 SQM

Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for identification purposes only and are not drawn to scale.

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CREATED FOR PEGASUS PROPERTIES 01903 884545

Services

Water, electricity and mains drainage are connected. Please note that none of the services or appliances have been tested by Pegasus.

Council Tax

Arun Council Tax: Band E

Reference

PEG11007006

Viewings by appointment only

Please contact Pegasus on 01903 884545 or call into our office to arrange a viewing of this property.



Pegasus Properties

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