



8 Woodgate Park, Woodgate, Chichester, PO20 3QP

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Situated in this popular cul-de-sac location, within walking distance to the exceptional well regarded Aldingbourne Primary School, is this beautifully presented three-bedroom family home.

Southerly aspect garden · Bright and spacious rooms · Professionally decorated · Granite kitchen worktops · 3 bedrooms · Garage

Description

The accommodation is spacious and light and is laid out over two floors. To the ground floor you are welcomed into a sizeable entrance hall, which gives access to the generous sitting room. The sitting room has a bright and airy feel due to the large windows prominent of this era. The open plan nature of the downstairs lends itself well to modern family living. The kitchen has solid black granite worktops and a good number of cupboards. From the dining area you have sliding doors leading out into the conservatory which the current owners have housed the white goods and thus making this a practical space and enabling you to shut the white goods away. The second floor is comprised of three bedrooms, two doubles. Both the master and the guest bedrooms have fitted wardrobes. The bathroom is fitted with a power shower. Outside the property offers a southerly aspect relatively low maintenance rear garden with a mixture of patio, lawn and flower beds. Of particular note is the sizeable shed which could fit any manner of uses and was reroofed earlier this year. According to the Estate Agents Act 1979, Section 21, we would like to inform you that the seller of this property works for Pegasus Properties.

Location

Woodgate is a village surrounded by farmland, within sight of the South Downs National Park. Local shopping facilities can be found in Barnham, nearby. Here there is also a mainline train station providing regular services to London Victoria.





Services

Services: Mains gas, electricity, water and drainage are connected.

Please note that none of the services or appliances have been tested by Pegasus.

Council Tax

Arun District Council Tax: Band C

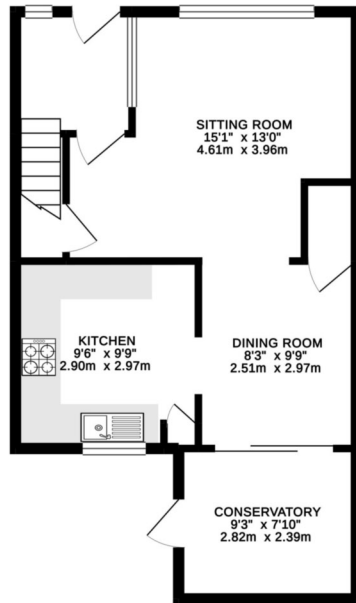
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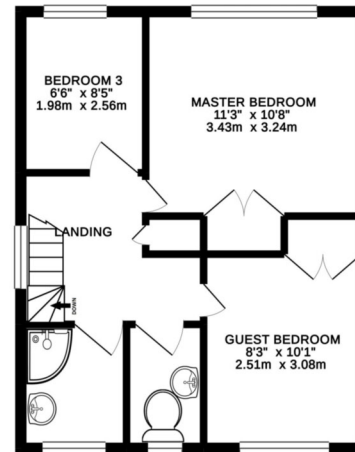
Viewings by appointment only

Please contact Pegasus on 01243 940940 or call into our office to arrange a viewing of this property.

**GROUND FLOOR 613 sq. ft.
(56.9 sq. m.)**



**1ST FLOOR 403 sq. ft.
(37.5 sq. m.)**



TOTAL FLOOR AREA : 1016 sq. ft. (94.4 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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