



28 Elm Road  
Westergate, Chichester, PO20 3RQ

  
PEGASUS  
PROPERTIES



## 28 Elm Road

Set in a popular no through road, in the heart of the pretty village of Westergate, is this three-bedroom family home. This enviable property boasts two reception rooms, kitchen/dining room, gardens to both the front and rear and a detached garage.

Freehold · 3 bedrooms · 2 reception rooms · Open plan kitchen/dining room · 2 loft rooms · Detached garage

### Description

The approach to this attractive home is via Elm Road, a pretty no through road set within easy striking distance of the facilities within the village.

The property sits back off the road and path with a pretty front garden leading to the entrance.

On entering there is a welcoming hallway with stairs rising to the first floor landing and door leading to the reception areas.

The ground floor accommodation comprises of a spacious sitting room with a window looking over the front garden.

The sitting room leads into the open plan kitchen/dining area. The kitchen is well appointed with Shaker style units with a dining area, which in turn gives access out to the sun room and rear garden.

There are three good sized bedrooms located on the first floor, with both the master and guest bedroom being spacious doubles, and serving all three is a modern family bathroom suite. From the first floor landing stairs rise to two loft rooms, which are currently being used as hobby rooms.

The garden offers a degree of privacy, with a large patio area leading to the rear of the detached garage.







## Services

Water, gas, electricity and mains 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

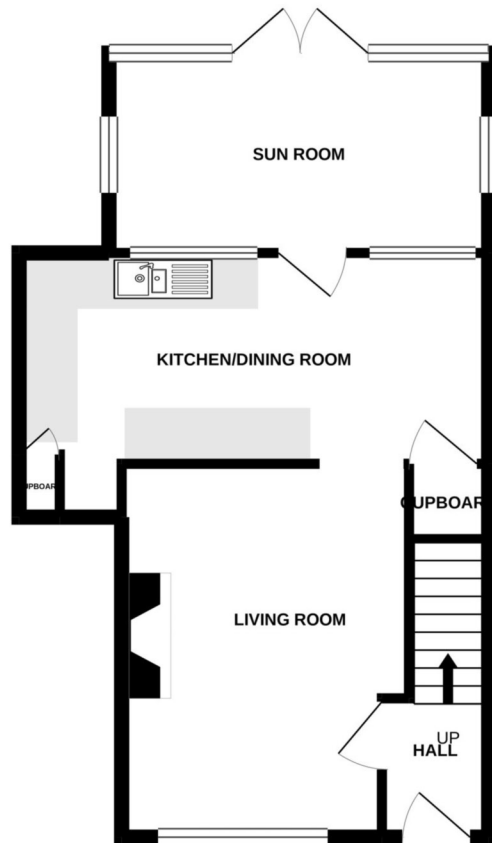
## Reference

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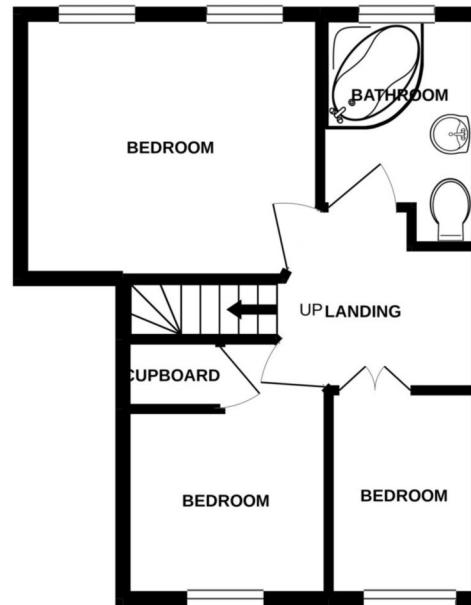
## Viewings by appointment only

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

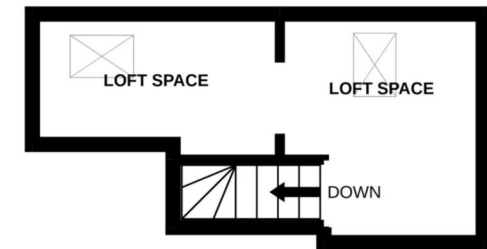
GROUND FLOOR  
468 sq.ft. (43.5 sq.m.) approx.



1ST FLOOR  
353 sq.ft. (32.8 sq.m.) approx.



2ND FLOOR  
130 sq.ft. (12.1 sq.m.) approx.



TOTAL FLOOR AREA : 952 sq.ft. (88.4 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

## Pegasus Properties

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