



22 Meadow Way
Westergate, Chichester, PO20 3QT

22 Meadow Way

Set in a popular no through road, in the heart of the pretty village of Westergate, is this well-presented semi-detached home. The rear garden overlooks fields, including a timber built studio with power and light. The versatile accommodation is arranged over two floors with a large open plan reception room, conservatory, attached garage, extensive driveway and two good sized bedrooms.

Freehold · 2 bedrooms · Sitting/dining room · Conservatory · Garage · Overlooking fields

Description

The approach to this attractive home is via Meadow Way, an attractive no through road set within easy striking distance of the facilities within the village, and the much sought after Aldingbourne primary school.

This home sits well within the close, enjoying a beautiful south west facing aspect to the rear. To the front of the property are well kept fruit and vegetable gardens and a driveway leading to the attached garage.

On entering the property there is a welcoming hallway with stairs rising to the first-floor landing and doors leading to the reception spaces.

The ground floor accommodation comprises a spacious open plan sitting/dining room with a feature bay window looking over the front gardens. From the dining area doors open into the conservatory which overlooks the pretty rear garden.

The well-appointed kitchen also enjoys views over the garden, with a door giving access to a covered walkway leading to both the front and rear gardens and adjoining garage.

Completing the ground floor accommodation is a modern shower room located from the entrance hall.

There are two good sized bedrooms located from the first-floor landing, with the master bedroom benefitting from views over the rear garden and fields beyond. Separating both bedrooms is a cloakroom.

The well-stocked south west facing rear garden is of particular note, this attractive space is a real sun trap with a patio area at the rear of the property. To the rear of the garden is a substantial timber studio with power and light.





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

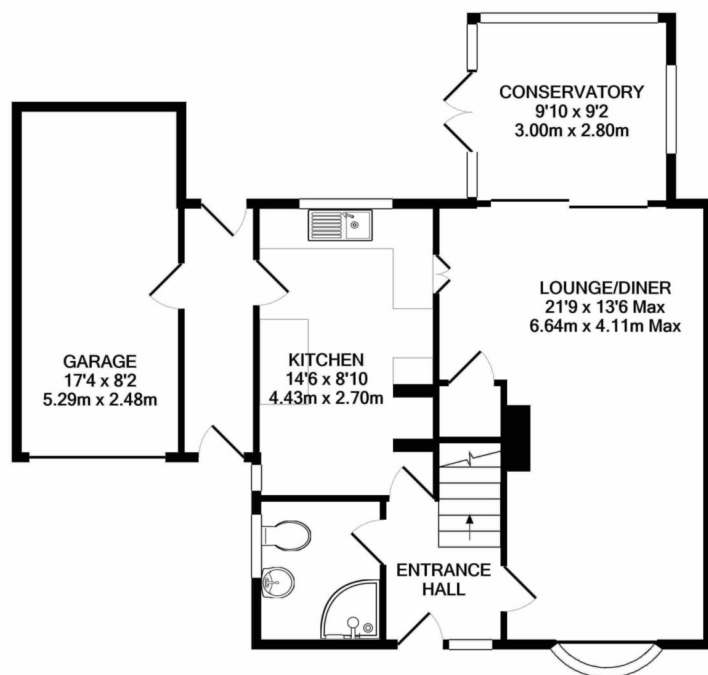
Arun District Council Tax: Band C

Reference

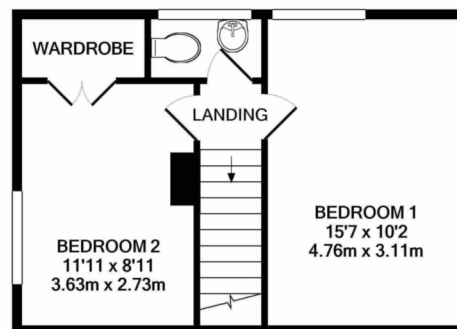
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Viewings by appointment only

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



GROUND FLOOR
APPROX. FLOOR
AREA 763 SQ.FT.
(70.8 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 345 SQ.FT.
(32.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 1108 SQ.FT. (102.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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