



42 Elmcroft Place  
Westergate, Chichester, PO20 3XL

  
PEGASUS  
PROPERTIES

## 42 Elmcroft Place

Set in a popular no through road, in the heart of the pretty village of Westergate, is this beautifully presented and spacious family home. The accommodation comprises a master bedroom with a dressing area and en-suite, two further double bedrooms and a family bathroom, refitted kitchen, sitting room and dining room which has patio doors leading out to the garden, cloakroom and door leading to the integral single garage.

The rear garden is landscaped with a home office. To the front there is a driveway with parking for multiple cars and access to garage.

- Exceptionally well-presented home
- Master bedroom with dressing area & en-suite
- 2 further double bedrooms
- 2 reception rooms
- South west facing garden
- Outside home office
- Garage and driveway
- Popular location





### Services

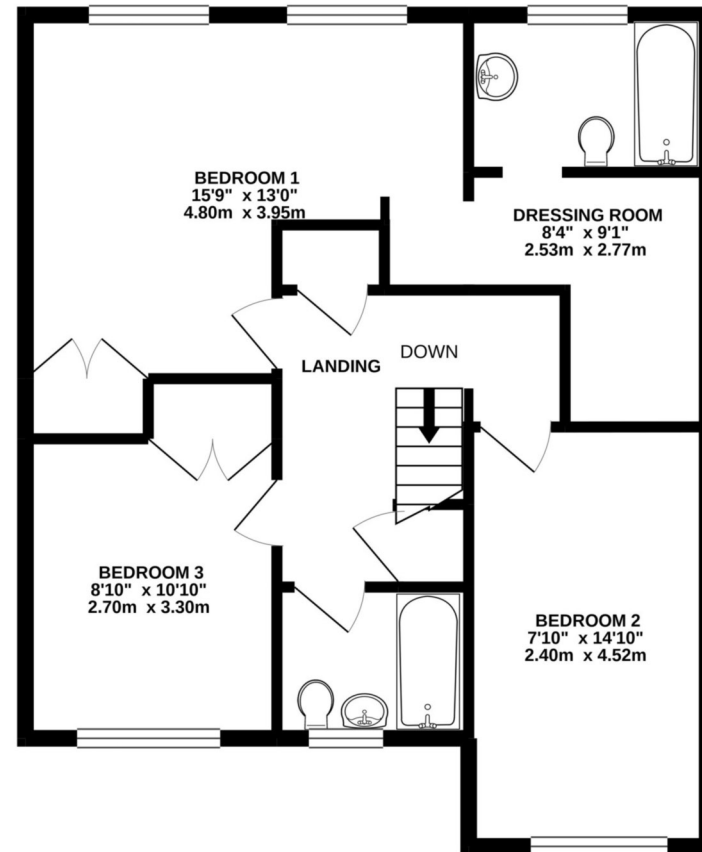
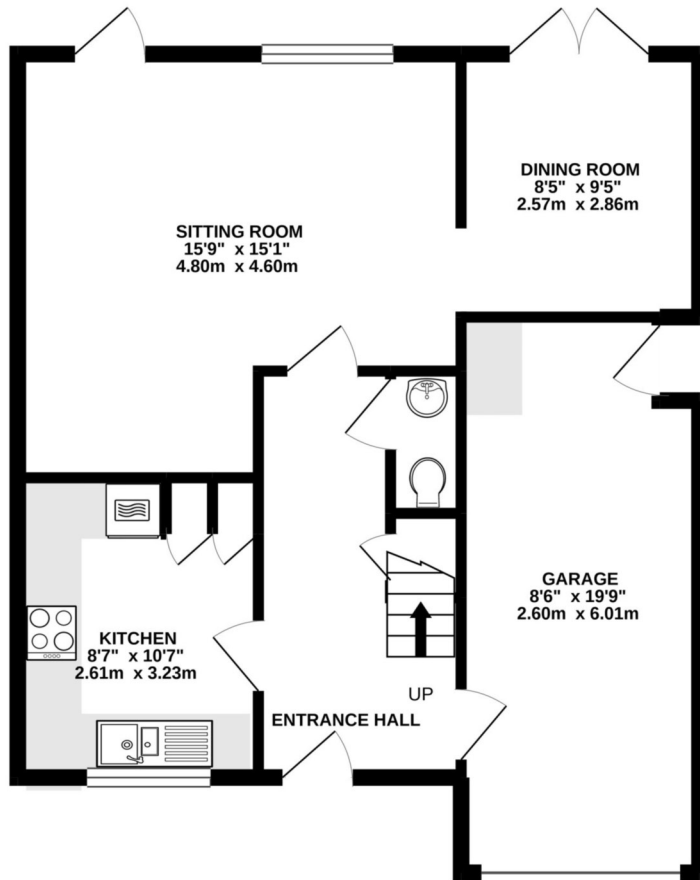
Water, gas, electricity and mains drainage are connected.  
Please note that none of the services or appliances have been tested by Pegasus.

### Council Tax

Arun District Council Tax: Band D

### Viewings by appointment only

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



**TOTAL FLOOR AREA : 1299 sq.ft. (120.7 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.

## Pegasus Properties

39 Barnham Road, Barnham, West Sussex PO22 0ER

01243 940940 barnham@pegasusproperties.co.uk pegasusproperties.co.uk