



12 Lamorna Gardens
Westergate, Chichester, PO20 3RL


PEGASUS
PROPERTIES

12 Lamorna Gardens

Set in a popular no through road in the heart of the pretty village of Westergate, is this well presented semi-detached home. The property consists of three double bedrooms, modern family bathroom, a large open plan sitting/dining room with bi-folding doors leading to the west facing garden, cloakroom, well-appointed kitchen and integral garage.

The rear garden is west facing and landscaped. There is side access leading to the front garden and the driveway which gives access to the garage.

- 3 double bedrooms
- Large open plan reception areas
- Modern kitchen and bathroom
- Cloakroom
- West facing garden
- Garage and driveway
- Popular cul-de-sac location
- Close to Aldingbourne Primary School





Services

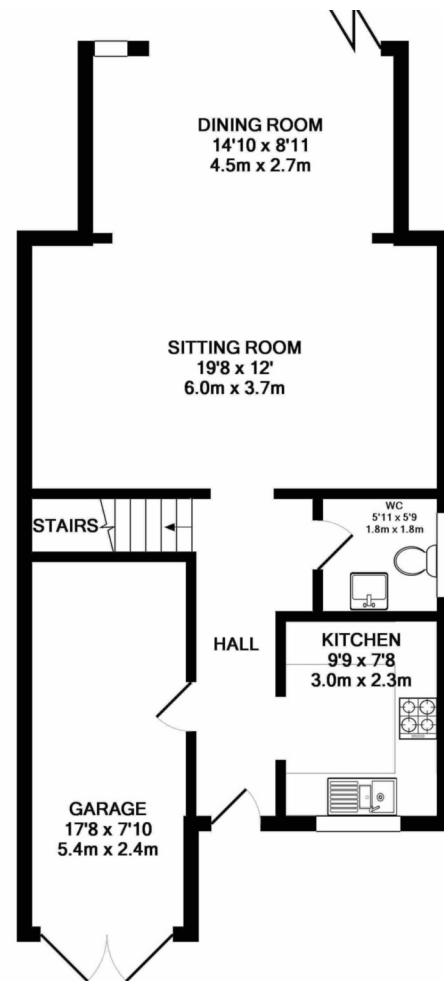
Water, gas, electricity and mains drainage are connected.
Please note that none of the services or appliances have been tested by Pegasus.

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.



GROUND FLOOR
APPROX. FLOOR
AREA 712 SQ.FT.
(66.1 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 540 SQ.FT.
(50.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 1252 SQ.FT. (116.3 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.

Pegasus Properties

39 Barnham Road, Barnham, West Sussex PO22 0ER

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