



32 Lime Avenue  
Westergate, West Sussex, PO20 3UF



## 32 Lime Avenue

Set in an enviable south facing position within this attractive development sits this beautifully presented detached home. This spacious property boasts accommodation arranged over two floors, including a formal sitting room, large open plan kitchen/living space with recently modernised kitchen, four double bedrooms and attractive south facing garden.

Freehold · 4 bedrooms · 2 bathrooms · Large open plan kitchen/living space · Integral garage · South facing garden



### Description

This immaculately presented, spacious, modern family home is positioned in a convenient location, equidistant from the cathedral city of Chichester and the historic market town of Arundel. This attractive home also benefits from being within a short walk of the facilities in Westergate and also easy reach of Barnham village, where a larger range of shops and a mainline train station having regular links with London can be found.

The accommodation is well proportioned and is laid out over two floors. To the ground floor you are welcomed by a generous entrance hall, which gives access to the bright sitting room with feature fireplace and solid oak flooring.

The large open plan kitchen/breakfast and garden room is a particular feature of this home. This exceptional space runs across the rear of the property, enjoying its south facing aspect with double doors opening out to the garden. The kitchen has recently been replaced, with a wide range of integrated appliance and I-shaped breakfast bar dissecting the kitchen and dining space. Adjoining this open plan area is a separate utility room with its own access to the garden. Completing the ground floor accommodation is an integral garage accessed from the entrance hall and a cloakroom.

The second floor comprises of four good sized double bedrooms, of note is the master bedroom suite which looks out over the

garden and enjoys the benefit of a built-in wardrobe and stylish en-suite shower room. The remaining three double bedrooms on this floor are served by a modern bathroom. The south facing rear garden is an extremely picturesque space, being part walled with a patio area extending across the rear with side access. The remaining garden is mainly lawn with herbaceous borders and hard standing for a timber summer house. To the front of the property is a driveway with parking for several cars leading to the integral garage.

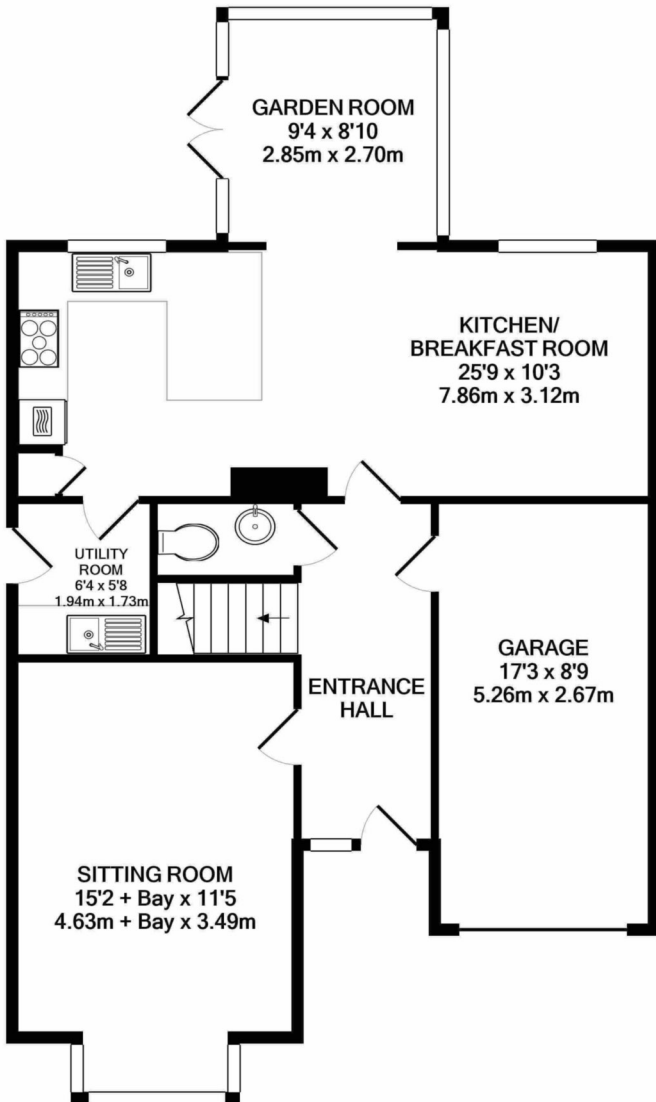


Services  
Water, gas, electricity and mains drainage are connected. Please note that none of the services or appliances have been tested by Pegasus.

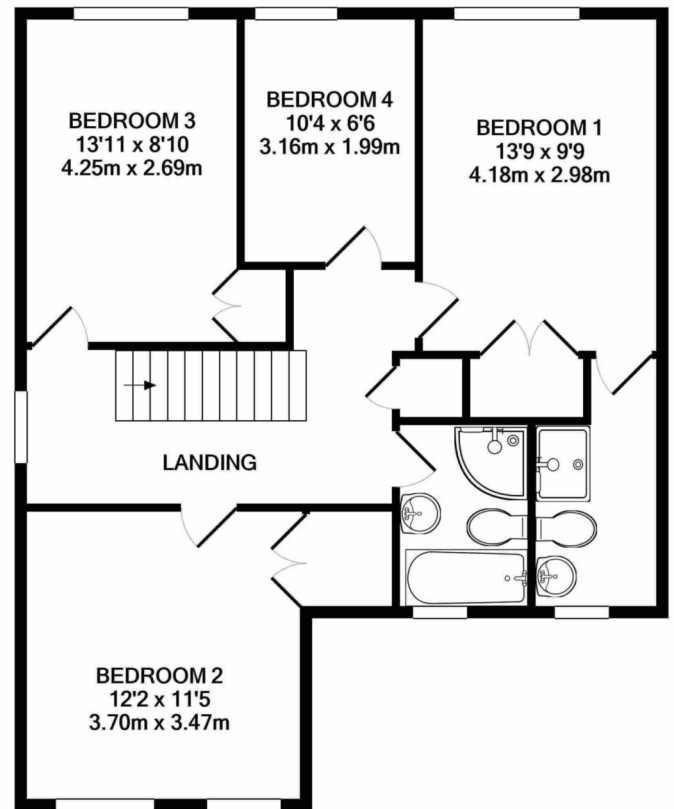
Council Tax  
Arun District Council Tax: Band F  
  
Reference  
PEG - 32lim

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 831 SQ.FT.  
(77.2 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 708 SQ.FT.  
(65.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 1539 SQ.FT. (143.0 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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