



Orchard Cottage, Nyton Road
Westergate, West Sussex, PO20 3UQ


PEGASUS
PROPERTIES

Orchard Cottage, Nyton Road

A popular location within easy striking distance of the facilities within the six villages, including its eclectic mix of shops, restaurants and railway station (located in Barnham), which is direct to London Victoria. The spacious accommodation comprises of two large bedrooms both with en-suites, open plan sitting/dining room and a modern kitchen with vaulted ceiling. Set in 0.17 acre of extensive gardens. There are also multiple outbuildings including a tandem garage/workshop, an office and several storage sheds. There is also ample parking to the front of the property, large enough for several cars.

- Popular village location
- Stunning secluded gardens
- Separate access off Northfields Lane
- Log burners
- Newly replaced carpets
- Modern kitchen
- Multiple outbuildings & Garage
- Potential for building plot subject to planning





Services

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

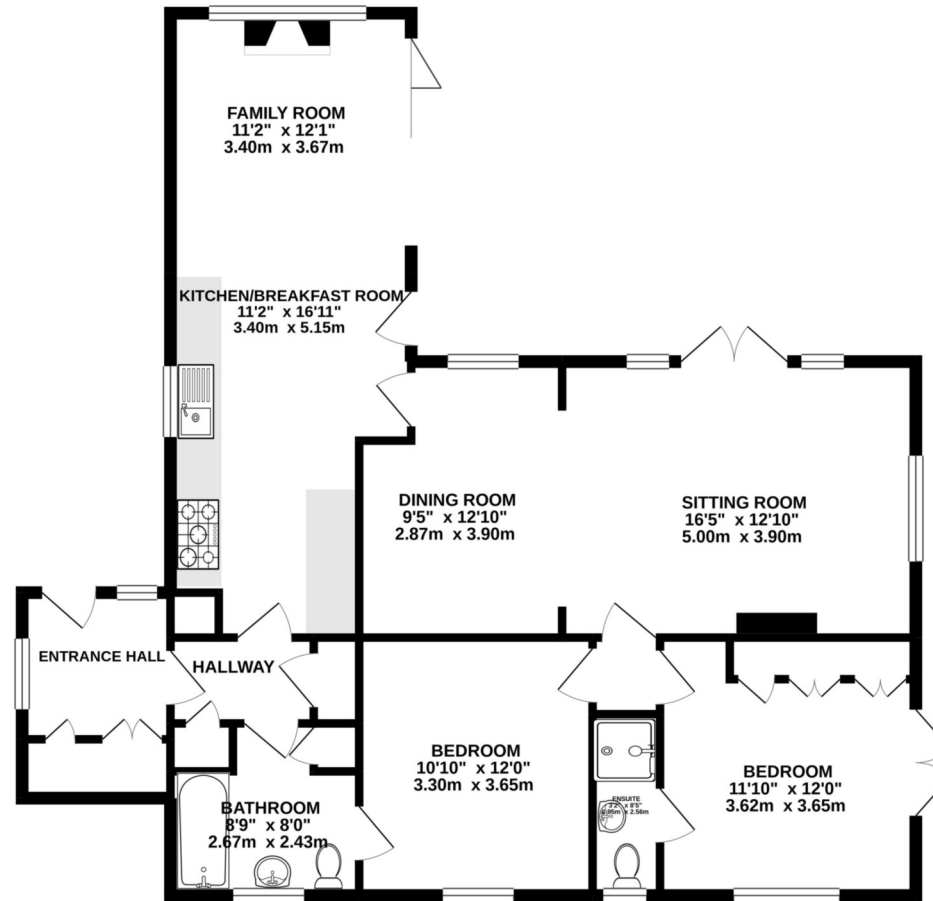
Council Tax

Arun District Council Tax: Band E

Viewings by appointment only

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

GROUND FLOOR
1091 sq.ft. (101.4 sq.m.) approx.



TOTAL FLOOR AREA : 1091 sq.ft. (101.4 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 prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee can be given for their availability, or performance, or for their use.

Pegasus Properties

39 Barnham Road, Barnham, West Sussex PO22 0ER

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

