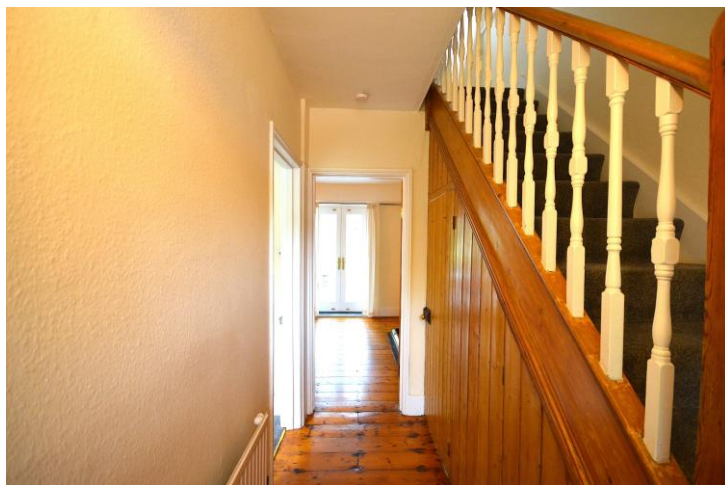


6 Elmtree Cottages, Westergate, PO20 3US



Book a Viewing

Call: 01243 861344

Email: Sales@ClarkesEstates.co.uk

27 Sudley Road, Bognor Regis, PO21 1EW

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		



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IMPORTANT NOTICE
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01243 861344



- 2 Bed Cottage
- Period features
- Conservatory
- Downstairs WC
- No forward chain



Accommodation

Reception Room - 3.03m x 3.53m (9'11" x 11'6")

Dining Room - 3.35m x 3.45m (10'11" x 11'3")

Conservatory - 3.04m x 3.04m (9'11" x 9'11")

Kitchen - 1.87m x 3.35m (6'1" x 10'11")

WC (understairs) - 0.74m x 1.35m (2'5" x 4'5")

Bedroom 1 - 4.19m x 2.95m (13'8" x 9'8")

Bedroom 2 - 2.65m x 3.46m (8'8" x 11'4")

Bathroom - 2.74m x 2.46m (8'11" x 8'0")

What the agent says... “,, Material Information:

A charming and deceptively spacious two-bedroom semi-detached home, beautifully presented with a delightful 'cottage' feel and ample off-road parking for multiple vehicles.

Situated in the highly sought-after village of Westergate, the property enjoys a convenient position within easy reach of the historic city of Chichester, with its excellent shopping, dining and mainline train station offering superb transport links.

The home is approached via a gated driveway, creating an attractive 'chocolate box' first impression, complete with a characterful gable-end porch. Inside, the property continues to impress with its warm and inviting atmosphere, bursting with period charm including feature fireplaces, picture rails and solid wood flooring.

The ground floor offers versatile living space comprising two reception rooms, a modern fitted kitchen, a bright conservatory overlooking the garden, and a convenient downstairs WC.

Upstairs, there are two generous double bedrooms, with the principal bedroom benefiting from fitted storage, alongside a spacious family bathroom featuring both a separate bath and a shower.

Externally, the property boasts a wonderful south-west facing rear garden, enjoying plenty of sunshine throughout the day. The garden is of a great size and includes two useful sheds, making it ideal for both relaxing and entertaining.

Council Tax: Arun District Council Band C
 Property Type: Semi-detached cottage
 Property Construction: Standard
 Electricity Supply: Mains
 Water Supply: Mains
 Sewerage: Mains
 Heating: Gas Central Heating
 Broadband: ADSL
 Parking: Driveway
 Restrictions: None

On 30/04/2026 information from the Ofcom Website shows:

Broadband	Availability	Max Down	Max Up	
Standard	✓	17 mbps	1 mbps	
Superfast	✓	213 mbps	32 mbps	
Ultrafast	X			
Mobile	Indoor		Outdoor	
	Voice	Data	Voice	Data
EE	Limited	Limited	Good	Good
Three	Limited	Limited	Good	Good
O2	Limited	Limited	Good	Good
Vodafone	Limited	Limited	Good	Good

Anti Money Laundering checks at **£54 Per Purchaser** will be required before a sale can be Livened. Please see the property on the Clarkes Website for further details.

