





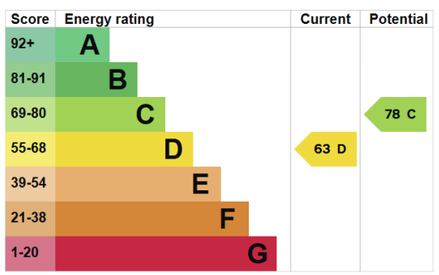






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- **Detached house**
- **4 Double bedrooms**
- **Extensive accommodation**
- **3 Reception rooms**
- **Ensuite to main bedroom**
- **Driveway parking for up to 4 vehicles.**



What the agent says… “”

Situated in the charming village of Westergate, this delightful four-bedroom detached family home offers substantial, well-presented accommodation with generously proportioned, bright and airy rooms throughout.
The property enjoys an attractive approach, and a generous driveway providing off-road parking for at least four vehicles.
The ground floor offers three generous reception rooms, providing excellent flexibility for modern family living. The spacious dining room connects directly with the extended kitchen, creating a practical breakfast area and an appealing, sociable arrangement.
The principal sitting room occupies a peaceful position at the rear of the property, overlooking the garden. A third reception room also opens onto the garden and could comfortably serve as a substantial home office, playroom or even a fifth bedroom. A convenient ground-floor cloakroom completes the accommodation on this level.
Upstairs, a generous landing leads to four genuine double bedrooms. The principal bedroom benefits from its own en-suite shower room and a further WC, while the remaining bedrooms are served by a family bathroom fitted with a modern white suite.
Outside, the gardens provide two distinct areas for enjoyment. To the rear, an attractively block-paved garden offers a private and peaceful setting, with a desirable westerly aspect that is ideal for relaxing in the afternoon and evening sunshine. To the side, the principal garden area is predominantly laid to lawn, providing valuable outdoor space for children, recreation and family activities.

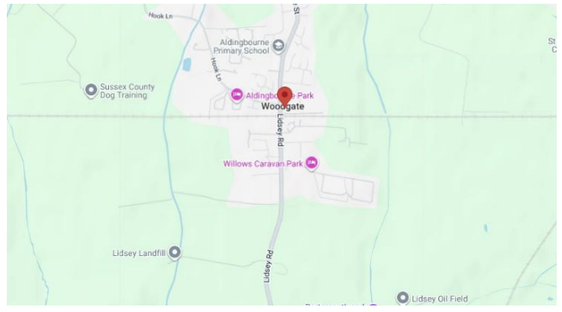
Material Information:

Council Tax: Arun District Council Band E
Property Type: Detached house
Property Construction: Standard
Electricity Supply: Mains
Water Supply: Mains
Sewerage: Mains
Heating: Gas Central Heating
Broadband: ADSL
Parking: Driveway
Restrictions: None
Images are representative of the property, with digital enhancements used where appropriate to improve lighting, colour and overall presentation.

On 17/11/2026 information from the Ofcom Website shows:

Broadband	**Availability**	**Max Down**	**Max Up**	
Standard	✓	11 mbps	0.9 mbps	
Superfast	✓	70 mbps	18 mbps	
Ultrafast	✓	1000 mbps	1000 mbps	
Mobile	**Indoor**		**Outdoor**	
	Voice	**Data**	**Voice**	**Data**
EE	Limited	Limited	Good	Good
Three	Variable	Variable	Good	Good
O2	Unlikely	Unlikely	Variable	Variable
Vodafone	Good	Good	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.



Accommodation

Lounge - 4.88m x 4.53m (16'0" x 14'10")
Dining Room - 3.92m x 3.8m (12'10" x 12'5")
Garden Room - 3.05m x 4.89m (10'0" x 16'0")
Kitchen - 3.68m x 4.64m (12'0" x 15'2")
Bedroom 1 - 5.05m x 3.36m (16'6" x 11'0") (including ensuite WC)
Shower Room - 1.49m x 1.81m (4'10" x 5'11")
Bedroom 2 - 3.93m x 2.79m (12'10" x 9'1")
Bedroom 3 - 3.81m x 2.55m (12'6" x 8'4")
Bedroom 4 - 3.07m x 2.54m (10'0" x 8'4")

