



WHITLOCKS
ESTATE AGENTS

Rosvara Avenue, Westergate
£220,000



A well-presented two-bedroom home offering practical, single-level accommodation with a spacious lounge, separate kitchen, bathroom and useful storage. The entrance hall provides access to each of the principal rooms. The bright and generously proportioned lounge offers ample space for comfortable seating and additional furniture, creating an inviting area for relaxing and entertaining.

The separate kitchen is arranged to provide practical worktop and storage space, while the bathroom is fitted with a bath, wash basin and WC.

There are two well-proportioned bedrooms. The principal bedroom comfortably accommodates a double bed and freestanding furniture, while the second bedroom offers excellent versatility as a guest room, child's bedroom or home office.

Further benefits include a useful storage cupboard and a well-planned layout that makes effective use of the available space.

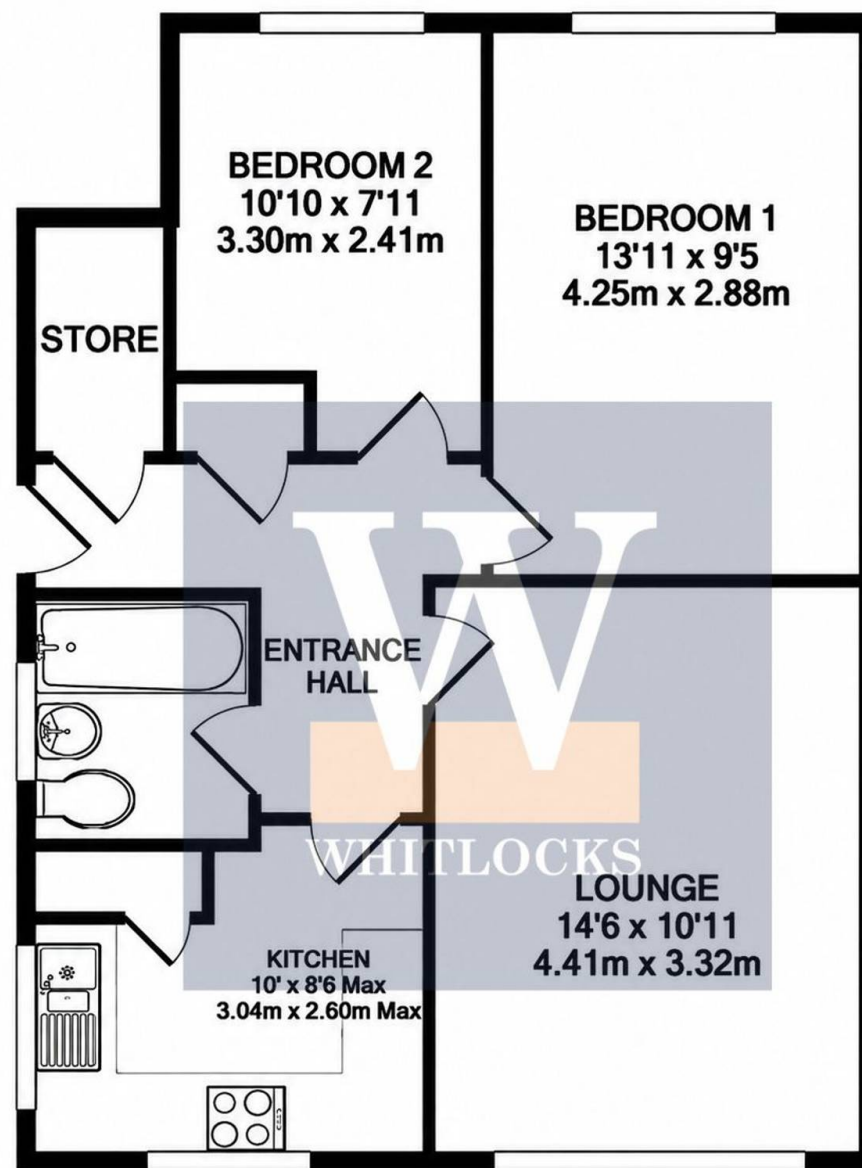
This attractive two-bedroom property would make an ideal first-time purchase, investment or downsize and should be viewed to fully appreciate the accommodation on offer.

****90 years left on lease**



Westergate is a small, peaceful village located in the Arun district of West Sussex, England. Nestled between the larger towns of Bognor Regis and Chichester, it offers a blend of rural charm and convenient access to nearby urban amenities. Surrounded by farmland and picturesque countryside, the village maintains a close-knit community feel, with local pubs, a primary school, and essential services nearby. Westergate is well connected by road, with the A27 providing easy links to the south coast and beyond. The area is ideal for those seeking a quieter lifestyle, with walking trails and outdoor activities, yet still within reach of the vibrant coastal and cultural attractions of the region. It's a serene spot for families and retirees alike.

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TOTAL APPROX. FLOOR AREA 577 SQ.FT. (53.6 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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Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: