



WHITLOCKS
ESTATE AGENTS

Croft Cottages, Westergate Street, Westergate

Guide Price £335,000



Arranged over three floors, this well presented three bedroom terraced home offers a practical and versatile layout, complemented by a separate study, a generous west facing rear garden, parking for two vehicles and a substantial powered outbuilding. The ground floor begins with a welcoming reception room, providing a comfortable setting for everyday relaxation. Moving through the property, a separate dining room creates a dedicated space for family meals and entertaining, while the fitted kitchen offers a practical range of storage and worktop space for day to day cooking and preparation. To the rear of the ground floor is a useful utility area together with a recently updated fitted Bathroom, adding further convenience and helping to keep the main living spaces well organised.

The first floor provides a generous principal bedroom, a further bedroom and a separate study. This additional room is particularly well suited to home working, while equally lending itself to use as a dressing room, hobby space or occasional room depending on individual requirements.

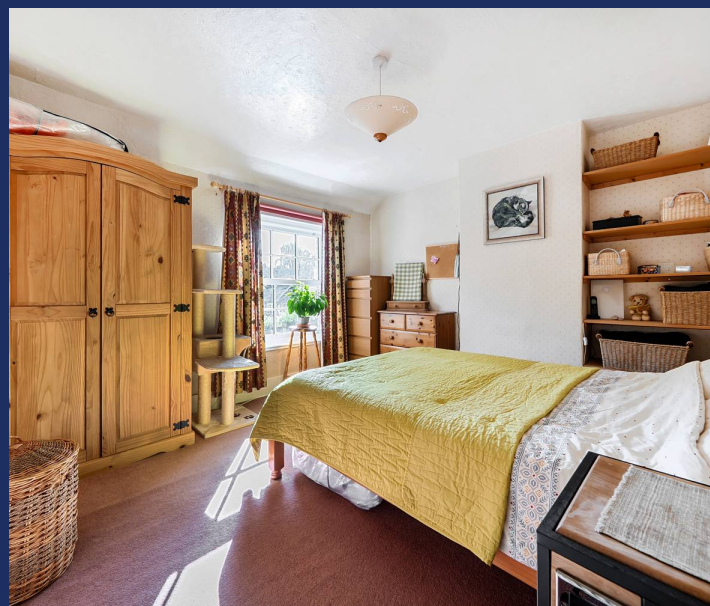
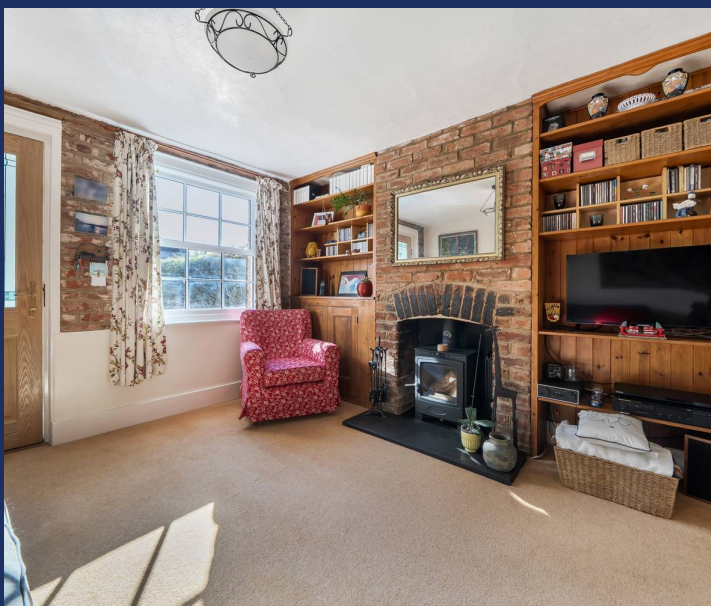
A further staircase leads to the second floor, where an additional bedroom creates a private and flexible space away from the main accommodation below.

Outside, the property enjoys a particularly appealing west facing rear garden, offering a good length and plenty of usable space for outdoor dining, entertaining or simply relaxing in the afternoon and evening sun.

A substantial outbuilding within the garden benefits from electricity, making it especially useful for storage, hobbies, workshop use or a variety of practical purposes.

The property also benefits from a carport providing off road parking for two vehicles, adding valuable everyday convenience.

Conveniently positioned in Westergate, the property is well placed for local amenities, schools and transport connections towards Chichester and the surrounding area.



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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Westergate Street, Westergate, Chichester, PO20

Approximate Area = 808 sq ft / 75 sq m (excludes carport)
Limited Use Area(s) = 39 sq ft / 3.6 sq m
Outbuilding = 162 sq ft / 15 sq m
Total = 1009 sq ft / 93.6 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ncthecom 2026. Produced for Whitlocks Estate Agents. REF: 1520517





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Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D