



Bell & Blake
SALES & LETTINGS

8 Lamorna Gardens, Westergate, Chichester, West Sussex PO20 3RL

Asking Price £360,000

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- › Detached House
- › 3 Double Bedrooms
- › Lounge & Kitchen Diner
- › Downstairs WC & First Floor Family Bathroom
- › Open Fields To The Rear
- › Driveway & Garage
- › Low Maintenance Rear Garden
- › NO FORWARD CHAIN

Located in a cul-de-sac location in Westergate, around 10-15 minutes by car from Chichester & The local Beach at Bognor Regis.

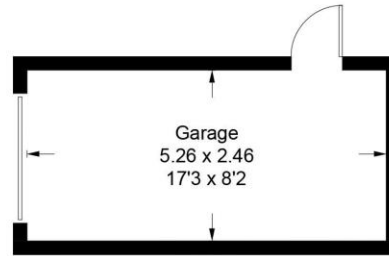
This spacious detached house boasts 3 double bedrooms, 2 reception rooms, a downstairs WC, family bathroom, kitchen open plan to dining room driveway and garage. There is a low maintenance rear garden and open fields to the rear.

The property is also just a short walk from Aldingbourne Primary School, and Ormiston Six Villages Academy and local convenience stores. No forward chain.

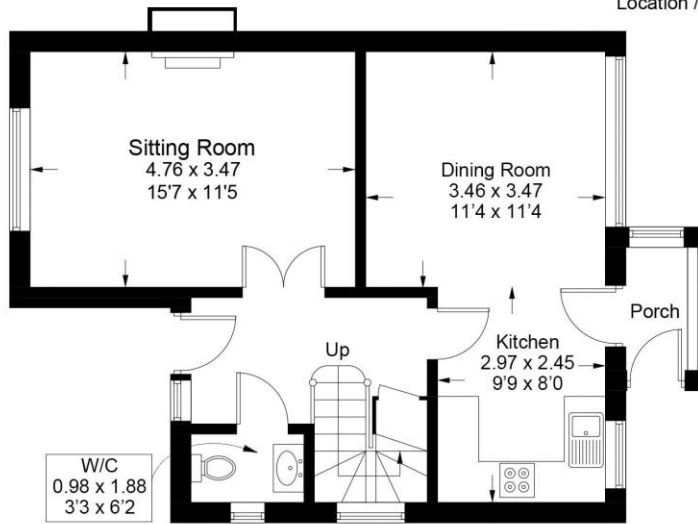
Council Tax Band: E



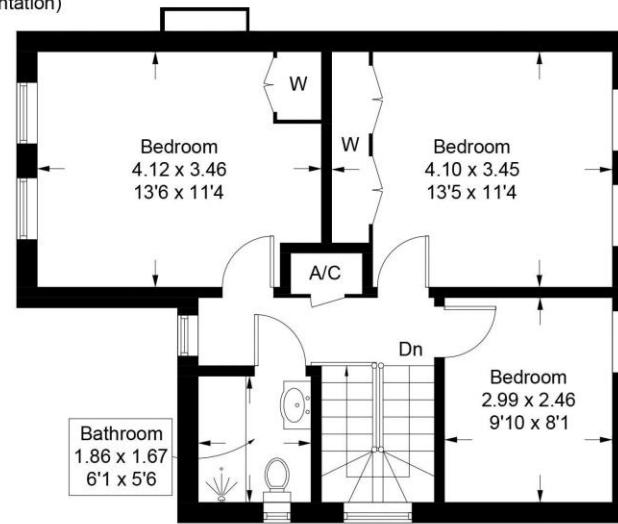
Lamorna Gardens



(Not Shown In Actual
Location / Orientation)



Ground Floor



First Floor

Approximate Gross Internal Area
Ground Floor = 50.5 sq m / 543 sq ft
First Floor = 48.0 sq m / 517 sq ft
Garage = 13.1 sq m / 141 sq ft
Total = 111.6 sq m / 1201 sq ft



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of door, window, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purpose only and should be used as such by any prospective purchaser or tenant.

The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

SussexPropertyPhotographer.co.uk

These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentaries or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreages, estimated square footage, planning/building regulations status or the availability/operation of services and/or appliances. Therefore prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	70	84
England & Wales EU Directive 2002/91/EC		
<small>WWW.EPC4U.COM</small>		

To arrange a viewing call 01243 790674 View details online at bellandblake.co.uk