

# REDWOOD & SONS

Estate Agents

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## 29 Lime Avenue

Westergate, PO20 3UF

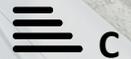
**Offers over £325,000**

Having been thoughtfully extended and improved, this semi-detached house offers a perfect blend of comfort and modern living. Accommodation includes: entrance hall; newly refitted cloakroom; fitted kitchen equipped with integrated hob, extractor unit and oven with space and plumbing for washing machine and dishwasher; good-sized living room with useful storage cupboard and sliding doors leading to the conservatory with insulated roof and patio doors to rear garden. The hallway, living room and conservatory benefit from stylish grey wood-effect flooring. The first floor hosts two comfortable bedrooms, alongside a newly refitted family bathroom that includes a shower over the bath, while the second floor has an additional spacious bedroom complete with eaves storage. Outside, the property boasts a driveway with parking for two vehicles, while the rear garden offers a private outdoor space, with decked seating area, lawn, pebbled borders and garden shed, perfect for relaxation or entertaining. Situated within the popular Six Villages locality with shops, schools, amenities, Barnham mainline train station and bus routes. Tenure - freehold. EPC - C. Council Tax Band - C.

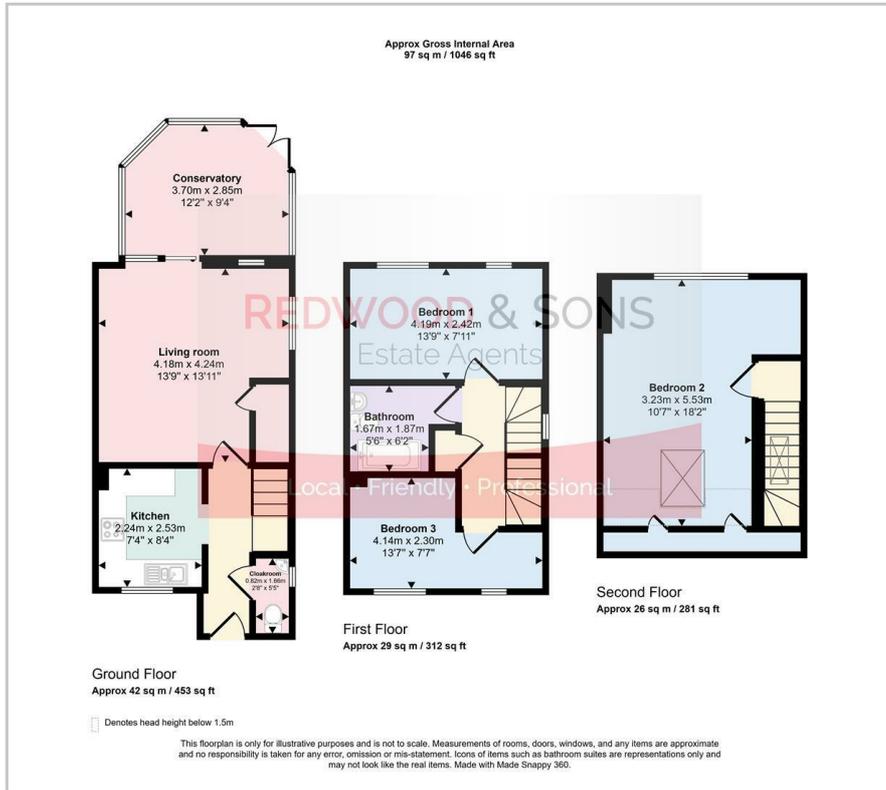
- Extended semi-detached house
- 3 bedrooms
- Kitchen
- Living room
- Conservatory
- Cloakroom
- Family bathroom
- Two parking spaces
- Rear garden
- Six Villages locality with schools, shops, amenities, Barnham mainline train station & bus routes

### Viewing

Please contact us on 01243 551122 if you wish to arrange a viewing appointment for this property or require further information.



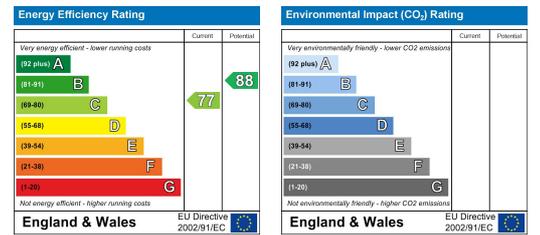
# Floor Plan



# Area Map



# Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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