



Total Approx. Floor Area 1113 ft<sup>2</sup> ... 103.4 m<sup>2</sup> (Includes Garage)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements 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.  
Prepared by 1st Image 2025

Council Tax Band - E  
Energy Efficiency Rating –

WITH OVER...



At an Average rating of 4.9/5 ★★★★★



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NOTE - For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings.

BOGNOR REGIS EAST PRESTON LITTLEHAMPTON RUSTINGTON WEST WORTHING

## 19 Olivers Meadow, Westergate, Chichester, West Sussex PO20 3YA £343,000 - Freehold

Glyn-Jones



Glyn-Jones and Company are delighted to offer for sale this well-presented detached family home, located in a popular residential area and offering spacious accommodation throughout. The property features three bedrooms, including a master bedroom with an en-suite bathroom, making it ideal for families or those seeking additional comfort and privacy.

On the ground floor, there is a welcoming entrance porch leading into a good-sized hallway with stairs to the first floor. The L-shaped lounge/diner overlooks the rear garden and offers a bright, sociable living space. A fitted kitchen provides ample storage and preparation space, while a ground floor cloakroom adds convenience for guests and day-to-day living.

Upstairs, in addition to the en-suite, there is a well-appointed family bathroom serving the remaining two bedrooms. The home benefits from gas-fired central heating and double glazing throughout, and is decorated in neutral tones, creating a light and airy feel.

BOGNOR REGIS EAST PRESTON LITTLEHAMPTON RUSTINGTON WEST WORTHING



**19 Olivers Meadow, Westergate, Chichester, West Sussex PO20 3YA**  
**£350,000 - Freehold**



Westergate is a charming village that borders the outskirts of the historic city of Chichester. This convenient proximity provides easy access to Chichester’s designer boutiques, art galleries, the renowned Festival Theatre, and a wide array of cultural and leisure attractions. Nestled near the South Downs National Park, Westergate also offers superb opportunities for walking and outdoor recreation across National Trust land and scenic woodland trails. Part of the well-connected "Six Villages" area, Westergate benefits from a range of local amenities, including convenience stores, a Post Office, doctors' surgery, regular bus services, welcoming pubs, and active community village halls. The area is well-regarded for its education provision, with local schools such as Aldingbourne Primary School and Ormiston Six Villages Academy.



Externally, the property enjoys a fully enclosed, low-maintenance rear garden with mature shrubs, flower beds, and a patio area—perfect for relaxing or entertaining. To the rear, there is a detached garage equipped with power and light, along with further off-road parking.

A double-width driveway at the front of the house provides additional parking

