





**\*GUIDE PRICE £500k - £525k\*** A modern and beautifully presented four-bedroom detached home, ideally positioned at the end of a quiet cul-de-sac on this highly sought-after development, close to open countryside in this desirable West Sussex village. Offering spacious and versatile accommodation throughout, the property provides an ideal family home.

The accommodation comprises an inviting entrance hall, cloakroom, dining room, and a stylish modern kitchen with integrated appliances and side access. The generous sitting room opens into a delightful conservatory overlooking the rear garden, creating an excellent space for both relaxing and entertaining.

To the first floor, the impressive principal bedroom benefits from fitted wardrobes and a contemporary en-suite shower room. There are three further double bedrooms, all served by a well-appointed family bathroom.

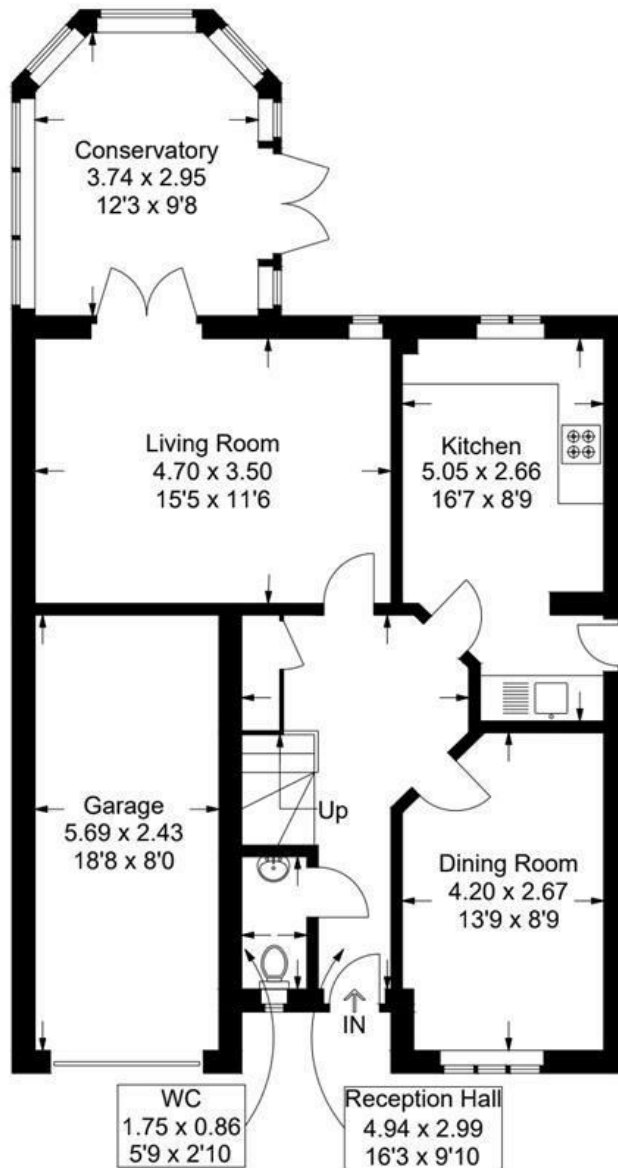
Externally, the property is approached via a driveway providing ample off-road parking and access to the integral garage. Side access leads to the attractive rear garden, mainly laid to lawn with a patio area ideal for outdoor dining. The property also offers potential for further extension to the side, subject to the necessary consents.



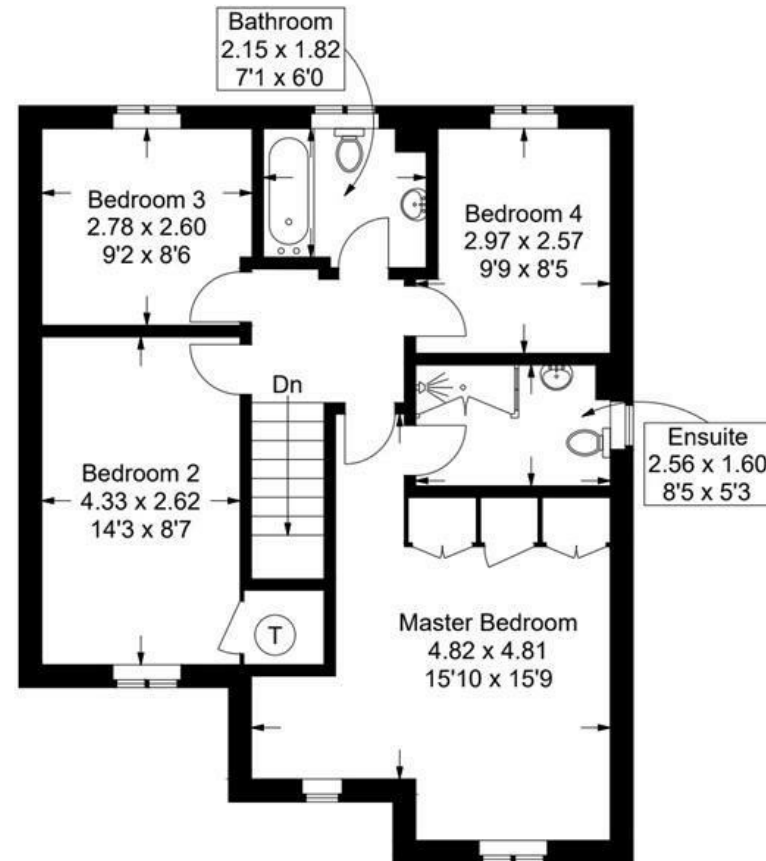
- FOUR BEDROOM  
DETACHED FAMILY HOME
- MODERN STYLE KITCHEN
- DRIVEWAY PARKING AND  
GARAGE
- LARGE PRINCIPLE  
BEDROOM WITH EN-  
SUITE
- END OF THE CUL-DE-SAC
- SECLUDED GARDEN
- SHORT WALK TO  
WESTBOURNE VILLAGE  
CENTRE
- EPC Rating: C
- NO FORWARD CHAIN

# Kingfisher Drive, Westbourne

Approximate Gross Internal Area = 147.2 sq m / 1541 sq ft



Ground Floor



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.