

# 1 Hillview Cottages, Nyton Road, Westergate, PO20 3UJ

£285,000 Freehold

2 Bedrooms | 1 Bathroom | 2 Reception Rooms

Sims Williams

## Key Features

- Attractive Character Home
- 2 Reception Rooms
- Period Fireplaces
- Fitted Kitchen
- 2 Good Size Bedrooms
- South Facing Rear Garden
- Ample Off Road Parking
- Close To Local Amenities
- ** Chain Free Sale **

## EPC Rating

Current = D
Potential = D

## Council Tax Band

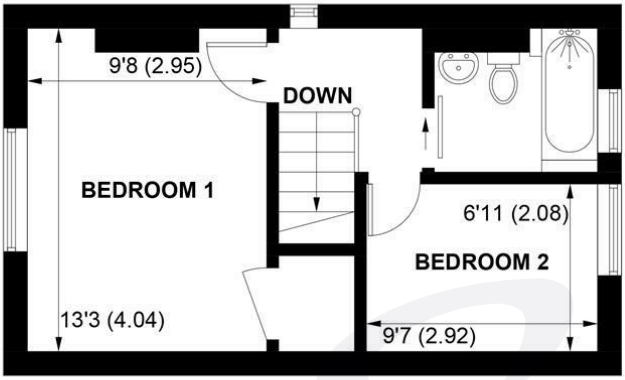
Band = C

## Tenure - Freehold

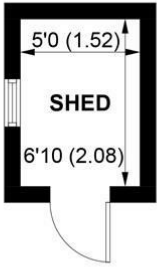




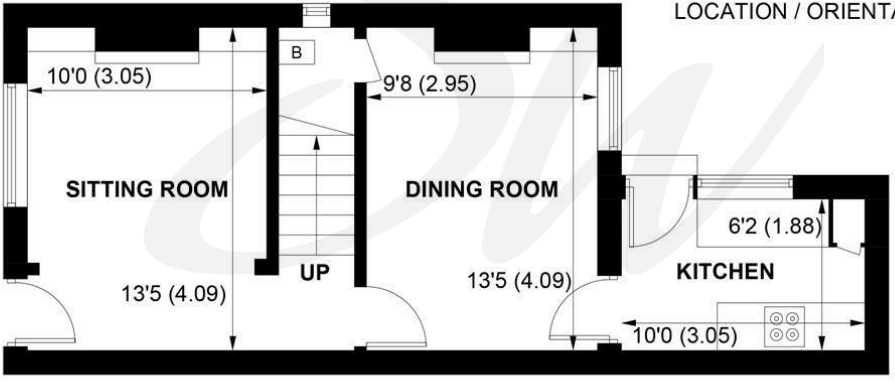



## FIRST FLOOR




(NOT SHOWN IN ACTUAL LOCATION / ORIENTATION)




## GROUND FLOOR

**APPROXIMATE GROSS INTERNAL AREA = 694 SQ FT / 64.5 SQ M**
**SHED = 33 SQ FT / 3.1 SQ M**
**TOTAL = 727 SQ FT / 67.6 SQ M**

**NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2026 ©**
**Produced for Sims Williams**

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Viewing Strictly by arrangement via the vendor's agent Sims Williams 01243 551368. These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract.