

2 Bed Detached Bungalow In Tudor Drive Westergate, Chichester, PO20 3YT
£389,500





SHORT DESCRIPTION

Property Ref: 16469 Tudor Lodge is a charming, characterful and unique detached two-bedroom ground floor property, packed full of quirky, interesting features. With a long history dating in part back to the 1500s, it was originally the barn for neighbouring Tudor dwellings. Some 100 years ago, it served as the village tearooms before being converted and extended to a single residence in c1998. It is also a flexible home, which could serve different purposes for different buyers. The property has undergone a series of improvements over the past few years, including a recently fitted Howdens kitchen with new flooring, an extensive new damp course, part roof re-tiling and verge work with traditional Sussex tiles, and complete redecoration inside and out. It has a low maintenance, gated front garden and rear west-facing courtyard garden. All windows are leaded, adding to the traditional, period feel of the property, with the original timber door to the front, leading to a small open porch. Inside, a short hallway leads from the stable-style door to the kitchen on the left, and then to the beautiful double-aspect oak beamed living room. This striking space incorporates a full-height inglenook fireplace with log burner, whilst the original Tudor wall is still visible behind the hearth. The bespoke chandelier and lamps are of local wrought ironwork, adding to the historic and unique character. To one side, an open-tread staircase leads up to the converted former hayloft; this versatile mezzanine space could form extra living or bedroom accommodation, or be used as a recreation area. Further loft space leads off via a separate door. Downstairs, double patio doors open out onto the rear courtyard garden, which provides ample space for a patio table and chairs for eating outside. The adjacent dining room also has exposed beams, with a feature Victorian cast-iron fireplace, large window to the east and original serving hatch opposite. This room could serve as extra bedroom accommodation if needed as the newly appointed kitchen is generously sized, with ample space for seating as a combined breakfast room. Two bedrooms and a bathroom lead off the dining room, which is where the old barn originally ended. A Tudor beam marks this point. The smaller bedroom lies to the front and can accommodate a six-foot single bed. A fully tiled modern bathroom with heated towel rail is next door, and the larger bedroom lies to the rear. The property is fitted throughout with double glazed uPVC windows, a Glow-worm combi gas boiler in the kitchen, TRV radiators throughout, fitted 80-20 carpets, and new laminate flooring in the kitchen and hallway. All doors are panelled with ironwork handles. To the rear there is a small shed, lockable gate, and single car parking space on the gravelled driveway, with further road parking unrestricted. It is the first property on the shared and privately maintained Tudor Drive, facing the A29 to the east and B2233 to the north. Westergate is a thriving, community-led village, still with its own post office, convenience store, petrol station, secondary school academy and veterinary practice, all within walking distance. Eastergate primary school lies in the adjacent village. The nearby village of Barnham affords a mainline train station with access to London, Victoria. The protected National Trust forest and estate of Slindon are just 10 minutes by car, as is Goodwood estate. The wider area provides easy travel via the A27 to nearby Arundel with its castle, many bespoke shops and restaurants, or in the opposite direction to the cathedral city of Chichester, the south coast beaches and South Downs - each within less than 10 miles. PORCH Open half brick, timbered, lead single glazed Central light Tiled floor Low-level cupboards either side for gas and electricity meters Timber front door to: SITTING ROOM 21'6 x 15' or 6.55m x 4.57m Vaulted ceiling with feature brick fireplace, chimney and stone-tiled hearth with recessed log burner Two double radiators, one single radiator Three double sockets Two TV points Phone point Seven single wall light points with dimmable setting Ironwork chandelier-style light fitment with dimmable setting uPVC double-glazed window to front and uPVC double-glazed double doors with matching floor to ceiling window to rear Door to: DINING ROOM 11'4 x 10'4 or 3.45m x 3.15m, excluding recessed area off Feature tiled cast iron fireplace Double radiator Two double sockets Ceiling light uPVC double-glazed full height window to front Timber cupboard enclosing water meter Serving hatch to kitchen Small area off with doors to: BEDROOM ONE 11'8 x 8'9 or 3.38m x 2.67m Single radiator Chandelier-style crystal light fitment Three double sockets TV point uPVC double glazed window to rear BATHROOM White suite with panelled bath and mixer tap with shower spray attachment Low-level WC Pedestal wash hand basin Towel radiator Ceiling light Extractor fan uPVC double glazed window Fully tiled walls Wood-effect vinyl flooring BEDROOM TWO 8'3 x 6'8 or 2.51m x 2.03m Single radiator Chandelier-style metal light fitment Two double sockets uPVC double glazed window to front From the sitting room, part-glazed and etched door to: REAR HALL Single radiator Ceiling light Wood-effect laminate flooring Storage cupboard from floor level with phone point Part single glazed stable door to rear garden Door to: KITCHEN 13'7 x 10'2 or 4.14m x 3.1m Refitted kitchen with laminated marble effect work surfaces with five fitted cupboards and one set of fitted drawers under. Four matching wall-mounted cupboards over, two of which are glass-fronted Inset single drainer white ceramic sink with combination mixer tap with added filter option Fitted electric oven and grill with inset induction two-plate hob above with fitted filter and light above Space for fridge freezer Integrated slim line dishwasher Integrated washer dryer Single radiator Five recessed ceiling spotlights Five double sockets, one single socket TV point uPVC double glazed window Wood-effect laminate flooring Storage cupboard from floor level Serving hatch to dining room From the sitting room, open-tread stairs to: MEZZANINE AREA 16'3 x 11'8 or 4.95m x 3.56m Enclosed, beamed galleried mezzanine overlooking sitting room. Ceiling light Cupboard housing fuse box, double socket and TV point Built-in storage cupboard with shelf and hanging rail Door to: LOFT STORAGE Ceiling light Boarded floor SERVICES All services are main EXTERIOR Rear: the property provides for single, gravelled, off-street parking leading to a side gate opening to a timber-fenced, enclosed, courtyard-style garden Two outside lights Outside tap Front: gravelled, timber-fenced, enclosed

garden with lockable gate onto the main road Outside light Water meter display box onto outer fence in Tudor Drive DIRECTIONS
Once in Westergate, from the War Memorial roundabout at the bottom of Fontwell Avenue, proceed right along Nyton Road. Tudor
Drive is the turning immediately after the Prachee restaurant on the right at the start of Westergate Street. Tudor Lodge is the
first property on the left once in Tudor Drive. NB: Heating system has been regularly checked with most recent service in January
2026. Property Type: Detached Bungalow Full selling price: £389500.00 Pricing Options: Fixed Price Tenure: Freehold Council tax
band:D EPC rating: C Measurement: 645.835 sq.ft. Outside Space: Front Garden, Rear Garden Parking: Driveway, Rear, Private
Heating Type: Gas Central Heating Chain Sale or Chain Free: chain sale Possession of the property: Vacant -----



Bed Room(s)



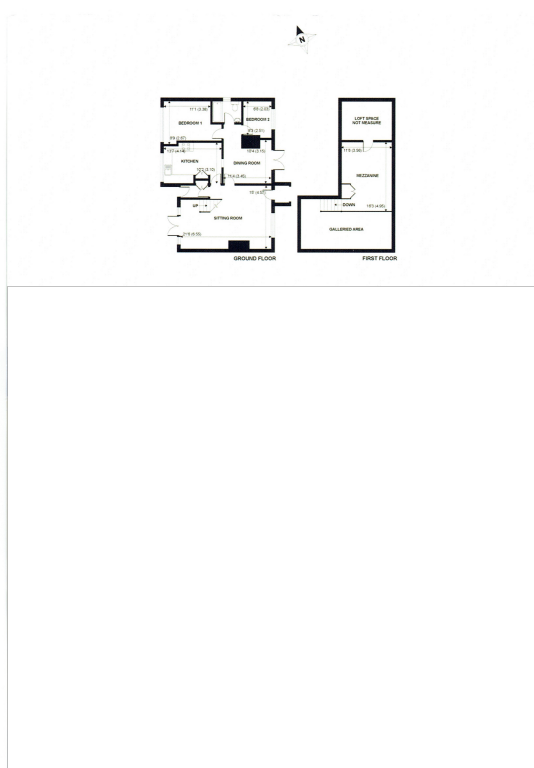
Bath Room(s)



Living Room(s)

FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.



EPC GRAPH

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.

Property type	Detached bungalow
Total floor area	90 square metres

Rules on letting this property

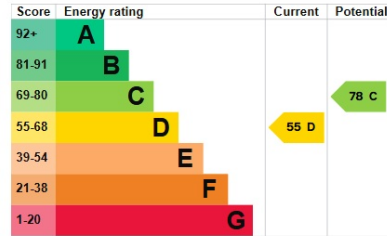
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](#).

Energy rating and score

This property's energy rating is D. It has the potential to be C.

[See how to improve this property's energy efficiency](#).



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

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