



**Widgeon Way, West Sussex, RH12 2LX**  
**£2,350 PCM**

**& LINES**  
*James*

# 6 Widgeon Way

A well presented detached family house situated in a small peaceful cul-de-sac in a desirable location off Pondtail Road.

Lines and James are thrilled to bring this family home to the market. The property is situated in a small cul-de-sac off Pondtail Road providing great access to the A264 linking with the A24 and M23.

The modern spacious accommodation comprises: Entrance hall featuring wooden open staircase and stylish Karndeen flooring which is present throughout the majority of the downstairs, living room with bay window and focal marble fireplace with gas fire. Double doors then lead into the dining room which has glazed doors bringing you into a superb large conservatory featuring underfloor heating and access to the attractive garden. A further set of double doors lead from the conservatory into the fitted kitchen with Range cooker and breakfast bar. From the kitchen you return to the entrance hall where a cloakroom, study and good size utility room can be found

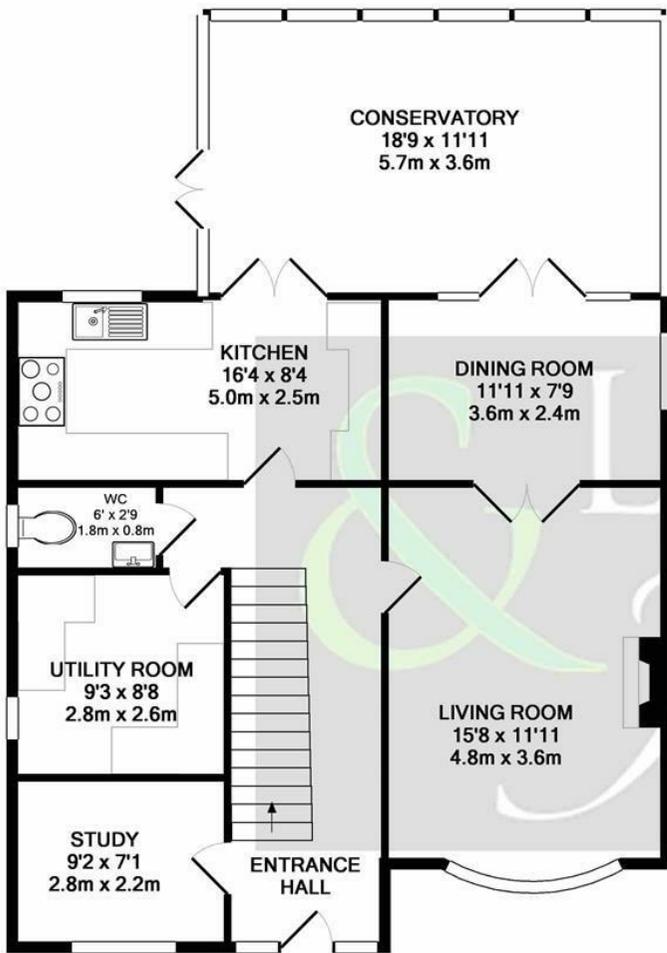
Upstairs is a dual aspect master bedroom, two further double bedrooms and good size single bedroom with airing cupboard. The property also features a fully tiled family bathroom with shower over bath and modern shower room including corner enclosure and skylight allowing plenty of natural light.

Outside the garden benefits from an attractive patio area, summer house and raised pond leading round to the lawn area. Also included is a garage, shed with power and light and driveway parking for several cars.

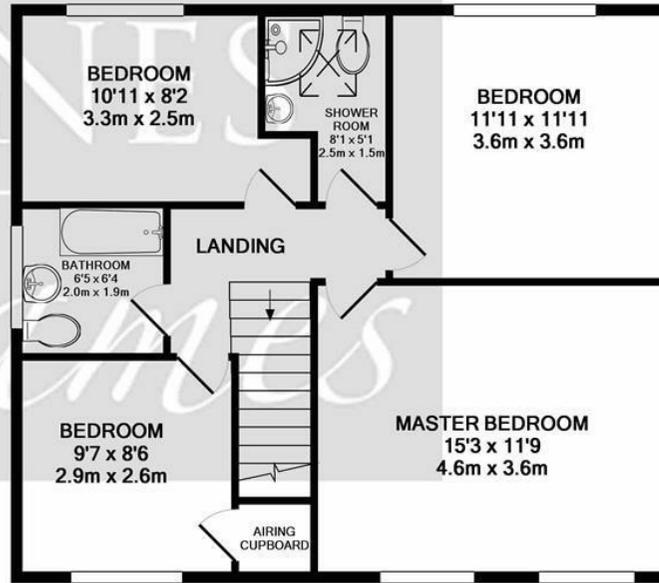


- DETACHED
- FOUR BEDROOMS
- CUL-DE-SAC LOCATION
- EPC RATING C
- COUNCIL TAX BAND F
- UNFURNISHED
- 12 MONTHS +
- DEPOSIT £2711.53
- AVAILABLE MARCH





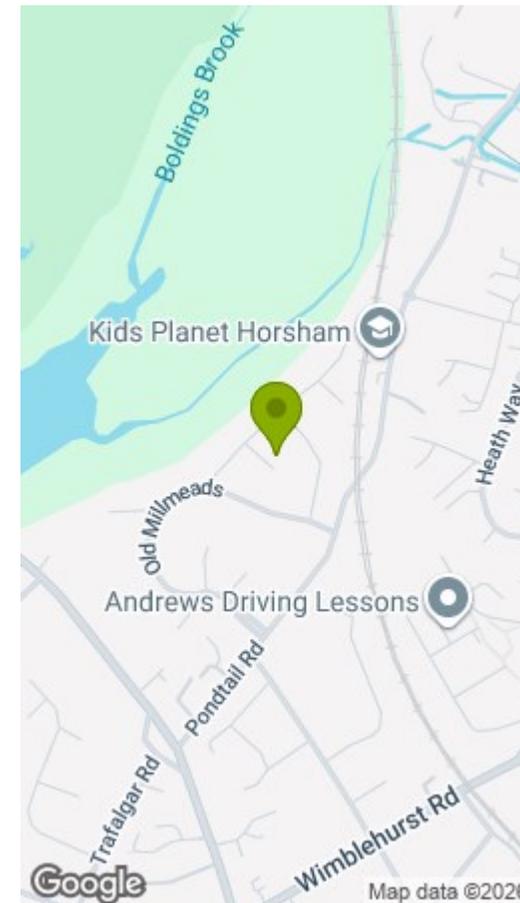
GROUND FLOOR  
APPROX. FLOOR  
AREA 952 SQ.FT.  
(88.4 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 660 SQ.FT.  
(61.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 1611 SQ.FT. (149.7 SQ.M.)

Measurements are approximate and not to scale. Bedroom measurements do not take into account the fitted wardrobes. This plan is for illustrative purposes only and should only be used as such by any prospective tenant. No responsibility is taken for any error, omission or mis-statement.  
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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
69	81	63	76

Energy Efficiency Rating: 69 (Current), 81 (Potential). Environmental Impact (CO<sub>2</sub>) Rating: 63 (Current), 76 (Potential).



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