

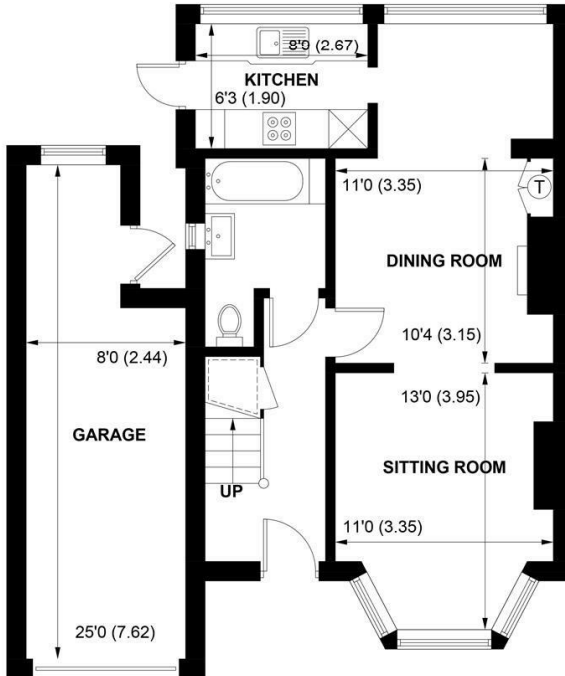
SW

Sims Williams



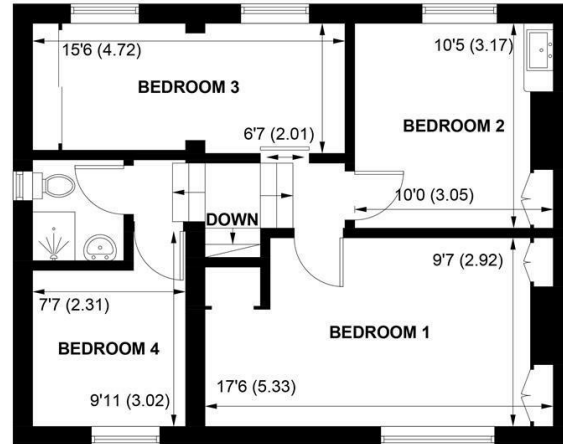
7, BROOKSIDE, RUNCTON, WEST SUSSEX, PO20 1PX





GROUND FLOOR

 = REDUCED HEADROOM BELOW 1.5m / 5'0"



FIRST FLOOR

APPROXIMATE GROSS INTERNAL AREA = 1040 SQ FT / 96.6 SQ M
GARAGE = 178 SQ FT / 16.5 SQ M
TOTAL = 1218 SQ FT / 113.1 SQ M

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2024 ©
Produced for Sims Williams

£450,000 Freehold

7, BROOKSIDE,
RUNCTON,
WEST SUSSEX, PO20 1PX

- Semi Detached Extended House
- Entrance Hall With Bathroom
- 2 Sitting Rooms
- Dining Area
- Kitchen
- 4 Bedrooms
- Shower Room
- Garage, Parking & Gardens
- No Forward Chain

EPC RATING

Current =
Potential =

COUNCIL TAX BAND

Band = D

This 4 bedroom semi detached house, which has been extended in the past, sits in a generous plot of 0.12 acre.

The house is approached via a long driveway to the property and has space for a number of vehicles.

The hallway has stairs to the first floor, and an under stairs cupboard housing electricity meters. Door to bathroom which has a panel bath, pedestal wash basin and low level WC.

The sitting room at the front of the house has a bay window and fireplace. There is a further sitting room with fireplace and cupboard housing a hot water tank and which opens onto a dining area. There is a door to the kitchen which has counter tops with cupboards and drawers under plus a range of wall cupboards. Built in double electric oven and grill. Electric hob. Door to garden.

On the first floor the main bedroom has a front aspect and built in wardrobes. The second and third bedrooms have a rear aspect and

fitted wardrobes. The fourth bedroom has a front aspect. There is a shower room with tiled shower cubicle with electric shower, pedestal wash basin and low level WC.

Outside there is an integral garage/workshop with up and over door. Personal door to garden. The rear gardens are generous in size and enclosed within a fenced boundary.

Disclaimer

As the seller's agent we are not surveyors or conveyancing experts and as such we cannot and do not comment on the condition of the property or issues that may affect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquiries before making any transactional decisions.



