



Ambledown Charnwood Road, North Bersted PO22 9DU

£360,000 Freehold



2 Bedrooms



1 Bathroom



1 Reception Room

*SW*

Sims Williams

## Key Features

- Detached Bungalow
- Two Double Bedrooms
- Modern Shower Room
- Lounge/Diner
- Kitchen
- Double Glazing
- Secluded Garden
- Garage
- No Forward Chain

## EPC Rating

Current = D

Potential = B

## Council Tax Band

Band = D

## Tenure - Freehold



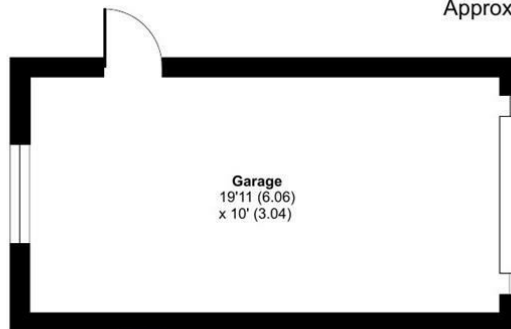


Approximate Area = 814 sq ft / 75.6 sq m

Garage = 198 sq ft / 18.3 sq m

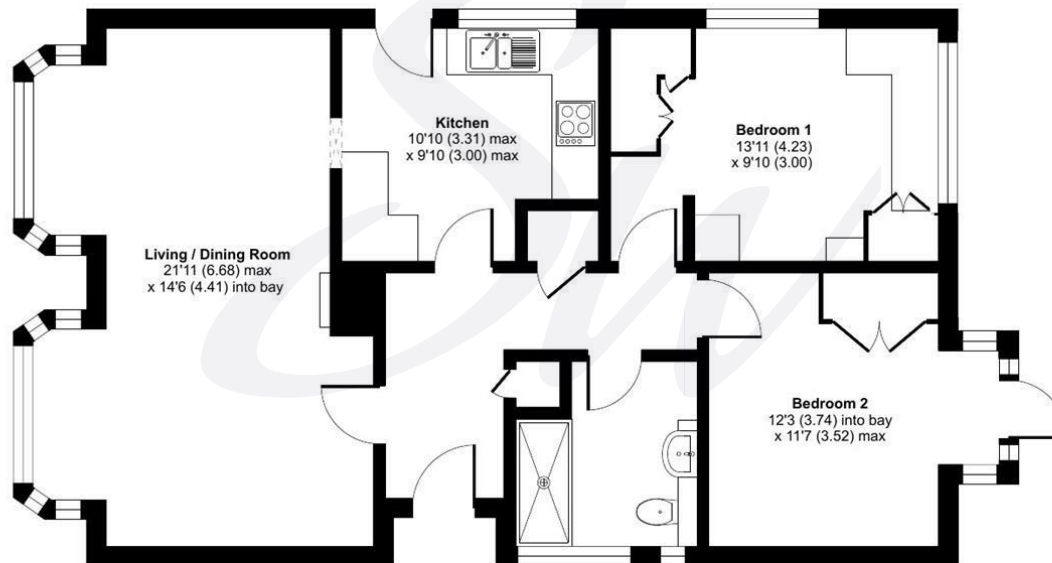
Total = 1012 sq ft / 93.9 sq m

For identification only - Not to scale



**Garage**  
19'11 (6.06)  
x 10' (3.04)

**GARAGE**



**Living / Dining Room**  
21'11 (6.68) max  
x 14'6 (4.41) into bay

**Kitchen**  
10'10 (3.31) max  
x 9'10 (3.00) max

**Bedroom 1**  
13'11 (4.23)  
x 9'10 (3.00)

**Bedroom 2**  
12'3 (3.74) into bay  
x 11'7 (3.52) max

**GROUND FLOOR**



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,  
Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2025.  
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#### CHICHESTER

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#### WALBERTON

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#### BOGNOR REGIS

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Viewing Strictly by arrangement via the vendor's agent Sims Williams 01243 862626. These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract.