

£625,000 Freehold







4 Bedrooms 2 Bathroom 1 Reception Room



Key Features

- Detached House
- Spacious Accommodation
- Kitchen/Breakfast Room
- Full Width Lounge
- South Facing Garden
- Downstairs Shower Room
- Large Double Bedrooms
- Versatile Accommodation
- Offered Chain Free

EPC Rating

Current = D Potential = C

Council Tax Band

Band = F

Tenure - Freehold













Approximate Area = 1849 sq ft / 171.7 sq m Garage = 199 sq ft / 18.4 sq m Total = 2048 sq ft / 190.1 sq m For identification only - Not to scale Living / Dining Room 27'5 (8.35) max x 13'11 (4.23) max Access To Eaves Down **Entrance Hall** Kitchen 16'1 (4.89) max x 11'10 (3.61) max Bedroom 2 Garage 18'1 (5.51) 19'11 (6.07) Bedroom 1 x 11'9 (3.58) x 10' (3.05) 24'4 (7.41) max x 11'11 (3.64) max Bedroom 4 Bedroom 3 12'11 (3.93) 15'1 (4.59) max x 11'11 (3.64) x 12'6 (3.80) max GARAGE Access To Eaves FIRST FLOOR Not shown in **Actual Position**



GROUND FLOOR





CHICHESTER

8-9 Southgate Sales 01243 787868 Lettings 01243 836055 chichester@simswilliams.co.uk

WALBERTON

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ARUNDEL

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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.