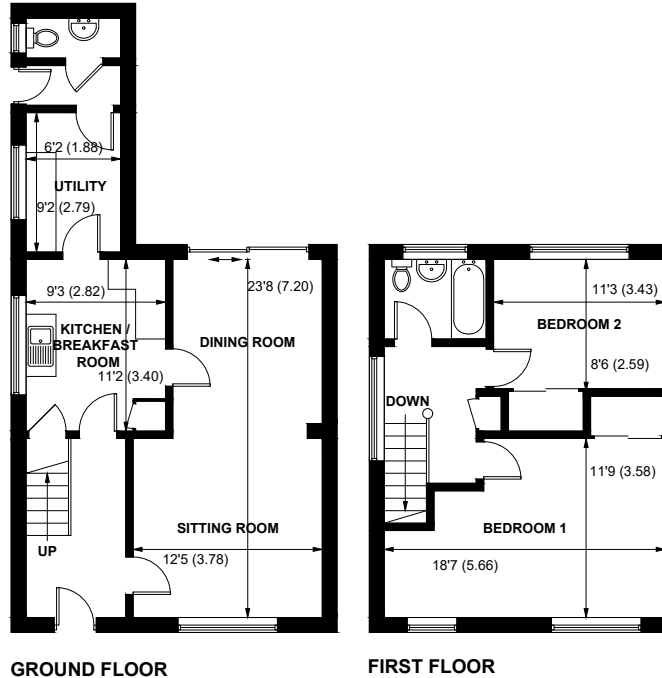




Sims Williams



3 THE GREEN, WALBERTON, BN18 0AT



APPROXIMATE GROSS INTERNAL AREA = 1004 SQ FT / 93.3 SQ M

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2018 ©
Produced for Sims Williams

£320,000 Freehold

3 THE GREEN,
WALBERTON, BN18 0AT

- Semi Detached House
- Bright Sitting Room
- Dining Room onto Garden
- Kitchen/Breakfast Room
- Utility Room & Cloakroom
- 2 Double Bedrooms
- Family Bathroom
- Lawned Gardens
- Garage to Rear

EPC RATING

Current = D
Potential = C

COUNCIL TAX BAND

Band = D

Semi detached 2 bedroom house overlooking the pond and village green within walking distance of the amenities in the highly sought after village of Walberton.

This semi detached house has the benefit of one of the best views in the village over the green and duck pond.

The extended accommodation comprises entrance hall with stairs to the first floor, bright sitting room which opens to the dining room, opening in turn onto the rear garden with sliding patio doors.

The kitchen is a good size with space for a breakfast table and opens to a utility room with space for appliances, a rear lobby with door to outside and a ground floor cloakroom.

On the first floor there are 2 double bedrooms, both having built in wardrobes. Bedroom 1 is a particularly good size and has lovely views over the village green and duck pond.

The bathroom is fitted with a coloured suite comprising panel bath with shower attachment, wash basin and WC.

Outside the rear garden is enclosed with a brick wall to one side and wooden fence and shrubs to the other and is laid to lawn and borders with a paved patio. There is a side gate onto the driveway which leads to the garage at the rear. There is also a lawned garden to the front.

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 relating to title or other legal 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.

DIRECTIONS

From our office at Maple Parade, proceed west along The Street towards the village green and duck pond. As you approach the pond turn left onto Burch Grove and the property is on the left.

