



Sims Williams



3 NEW COTTAGES WALBERTON GREEN, WALBERTON, WEST SUSSEX, BN18 0AT



GROUND FLOOR

FIRST FLOOR

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) 2025 ©
Produced for Sims Williams**

£1,495 PCM

3 NEW COTTAGES, , WALBERTON GREEN WALBERTON, WEST SUSSEX, BN18 0AT

- Semi Detached House
- Bright Sitting Room
- Dining Room onto Garden
- Modern Kitchen/Breakfast Room
- Utility Room & Cloakroom
- 2 Double Bedrooms
- Modern Bathroom
- Garage
- Deposit: Five Weeks' Rent

EPC RATING

Current = D
Potential = B

COUNCIL TAX BAND

Band = D

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 white gloss kitchen is a good size with space for a breakfast table and opens to a utility room with space for appliances, there is also 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 modern white suite comprising panel bath with shower, 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 garage at the rear. There is also a lawned garden to the front.

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.

Application and Fees Holding Deposit – capped at One weeks rent Paid by you to reserve the Property. This will only be retained by us if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and/or Deed of Guarantee) within 15 calendar days.

Sales & Lettings offices in Arundel, Bognor Regis, Chichester & Walberton

