

SW

Simon Williams



12 WOOLDRIDGE WALK, CLIMPING, WEST SUSSEX, BN17 5TB





**APPROXIMATE GROSS INTERNAL AREA = 1341 SQ FT / 124.6 SQ M
(INCLUDING GARAGE)**

**NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2023 ©
Produced for Sims Williams**

OIEO

£475,000 Freehold

12, WOOLDRIDGE WALK,
CLIMPING,
WEST SUSSEX, BN17 5TB

- Detached Bungalow
- Through Lounge/Diner
- Conservatory Onto Garden
- Modern Fitted Kitchen
- Utility/Office And Storeroom
- 2 Double Bedrooms (Previously 3)
- En Suite & Further Shower Room
- Southerly Garden
- Ample Driveway Parking

EPC RATING

Current = D
Potential = B

COUNCIL TAX BAND

Band = F

Well presented detached bungalow in a popular semi rural location being offered for sale chain free.

Accommodation comprises entrance hall with useful storage and kitchen which is fitted with a good range of modern units with integrated appliances and breakfast bar.

The bright through lounge/diner has a feature fireplace and double doors into the conservatory which in turn opens onto the garden.

The large main bedroom, which was previously 2 rooms, has ample fitted wardrobes and an en suite shower room. Bedroom 2 is also a double room, with an adjacent shower room.

From the hallway is a door into what was the rear of the integral garage which now provides a separate utility room/office.

Outside the Southerly rear garden is hard landscaped with raised brick planters, pergola, established planting and a fish pond. To the front there is driveway parking and access to the

front half of the former garage which is now used for storage.

It should be noted that the proposed development of up to 300 dwellings should not have an impact on this property because the area behind it is the designated green open space.

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.

Directions

From the Oystercatcher Public House on the A259 at Climping proceed northwards along Yapton Road. Take the turning on the right into Horsemere Green Lane then first right into Wooldridge Walk. The property can be found at the far end of the cul de sac.

