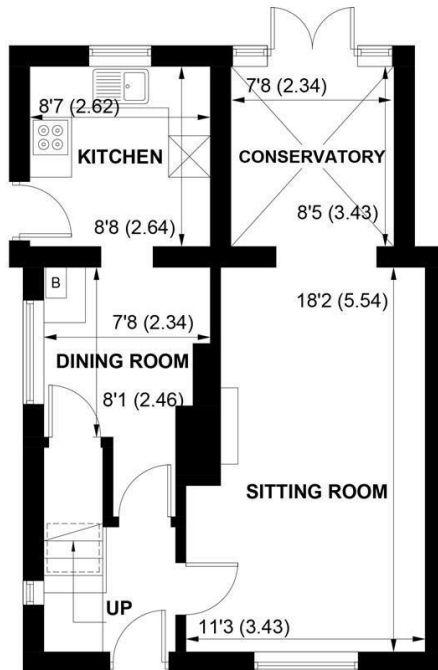




SW

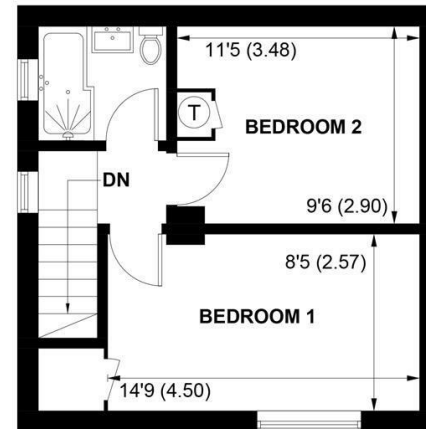
14 DAIRY LANE, WALBERTON, BN18 0PT

SW



= Reduced headroom below 1.5m / 5'0"

GROUND FLOOR



FIRST FLOOR

APPROXIMATE GROSS INTERNAL AREA = 825 SQ FT / 76.7 SQ M

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2024 ©

Produced for Sims Williams

£320,000 Freehold

14, DAIRY LANE,
WALBERTON,
BN18 0PT

- Semi Detached House
- Sitting Room With Fireplace
- Conservatory Onto Gardens
- Modern Fitted Kitchen
- Dining Area
- 2 Double Bedrooms
- Refitted Bathroom
- Westerley Garden
- On Street Parking

EPC RATING

Current = E
Potential = C

COUNCIL TAX BAND

Band = C

A well presented semi detached house in the heart of Walberton village close to the amenities including school, shop and public transport.

Accommodation comprises entrance hall with stairs to the first floor. Good size sitting room with working fireplace and opening into the conservatory which in turn leads to the garden.

The kitchen has been extended and now provides room for table and chairs, and is fitted with a good range of modern units with integrated appliances and space for an American style fridge/freezer.

Upstairs there are 2 double bedrooms and a refitted fully tiled bathroom which consists of P shaped bath with shower over, wash basin and WC.

Outside the Westerly rear garden is mainly to lawn, with paved patio area, side access gate and a garden shed. The front is enclosed by a hedge and gravelled area, and there is on street parking.

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 shops at Maple Parade, Walberton proceed in a westerly direction along The Street. Take the 2nd turning left into Dairy Lane. The property can be found on the right hand side.

