

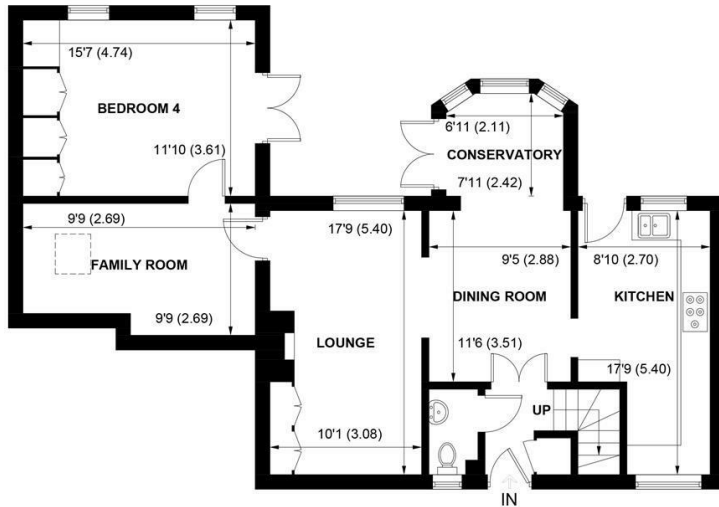
SW

Sims Williams

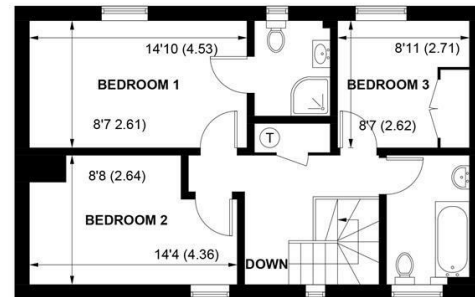


8 THE BEACHES, WATERFORD GARDENS, CLIMPING, SUSSEX, BN17 5PQ





GROUND FLOOR



FIRST FLOOR

APPROXIMATE GROSS INTERNAL AREA = 1439 SQ FT / 133.7 SQ M

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

OIEO £500,000

Freehold

**8 THE BEACHES,
WATERFORD GARDENS,
CLIMPING,
BN17 5PQ**

- Semi Detached House
- 4 Bedrooms
- 3 Reception Rooms
- 2 Bathrooms
- Downstairs Cloakroom
- Beautiful Gardens
- Garage & Off Road Parking
- Village Location
- Very Well Presented

EPC RATING

Current = C

Potential = B

COUNCIL TAX BAND

Band = E

Situated on a beautifully managed private estate, this 4 bedroom semi detached house benefits from 3 reception rooms.

The accommodation comprises entrance hall with stairs to the first floor, storage cupboard, downstairs cloakroom and door to the dining area.

The dining area opens into the conservatory which overlooks the rear garden.

The good size lounge has a wood burning stove and a door to the family room/playroom with skylight window and a door to bedroom 4. This generous ground floor bedroom has a range of built in wardrobes and double doors leading to the garden.

The double aspect kitchen has a tiled floor, a good range of modern units, range cooker, space for dishwasher, washing machine and fridge/freezer built in.

On the first floor there are 3 good size bedrooms. The principle bedroom has a window to the rear and door to an en suite shower room. Bedrooms 2 and 3 both have fitted wardrobes. There is also a family bathroom which is fitted with a bath with shower attachment, wash basin and WC.

The front of the property is approached via a 5 bar gate walking through the well maintained communal gardens. The rear garden is mainly laid to lawn with a patio area, flower and shrub borders and a rear access gate. There is also a garage and off road parking.

This Private Estate has a management company and the charges are £1140 per annum, payable quarterly.

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 Oyster Catcher on the A259 proceed north along Yapton Road, Climping turning right into Horsemere Green Lane. Waterford Gardens and The Beaches is on the right hand side.

