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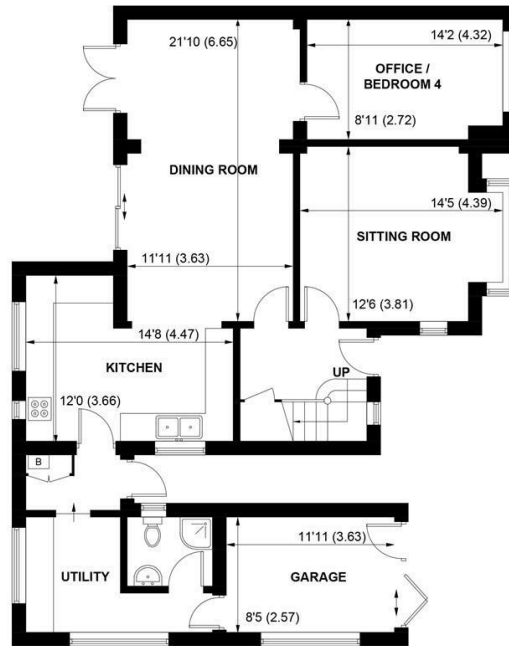
Simon Williams



DOWN HOUSE, AVISFORD PARK ROAD, WALBERTON, BN18 0AP







GROUND FLOOR



FIRST FLOOR

APPROXIMATE GROSS INTERNAL AREA = 1576 SQ FT / 146.4 SQ M
(INCLUDING GARAGE)

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2017 ©
Produced for Sims Williams

£725,000 Freehold

**DOWNNS HOUSE,
AVISFORD PARK ROAD,
WALBERTON,
BN18 0AP**

- Sitting Room With Bay Window
- Kitchen & Separate Utility Room
- Dining/Family Room Onto Garden
- Study/Bedroom 4
- Ground Floor Shower Room
- 3 Further Double Bedrooms
- Modern Family Bathroom
- South Facing Garden
- Driveway Parking & Garage

EPC RATING

Current = D
Potential = C

COUNCIL TAX BAND

Band = F

Downns House is a lovely detached family house in the heart of Walberton village.

The bright and comfortable accommodation comprises entrance hallway with stairs to the first floor. Good size sitting room with box bay window overlooking the front garden.

The large bright dining/family room has doors out to the garden and is semi open plan to the kitchen.

The dual aspect kitchen is fitted with a good range of Shaker style units with wooden worktops, Esse gas flueless range cooker, further single oven, hob and extractor over.

There is a separate utility room with ample space for appliances, and also a shower room. Finally on the ground floor is a large study/bedroom 4.

On the first floor are 3 double bedrooms and a stylish modern family bathroom.

Outside the Southerly rear garden is

mainly to lawn with large paved patio, mature trees and shrubs.

To the front the property is approached via a long driveway giving a great feeling of seclusion. There is ample parking and access to the detached garage.

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 in Walberton Village proceed east along The Street and turn left at the mini roundabout onto Yapton Lane. Take the first turning left into Avisford Park Road. The property can be found about half way along on the left hand side.



