

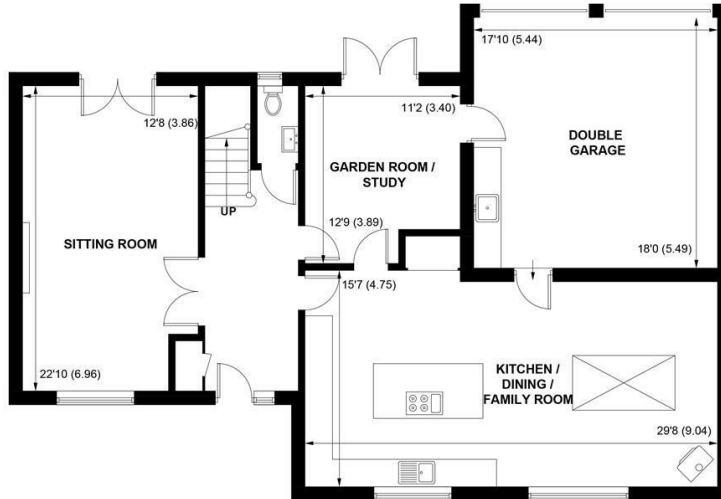
SW

WATERFORD GARDENS

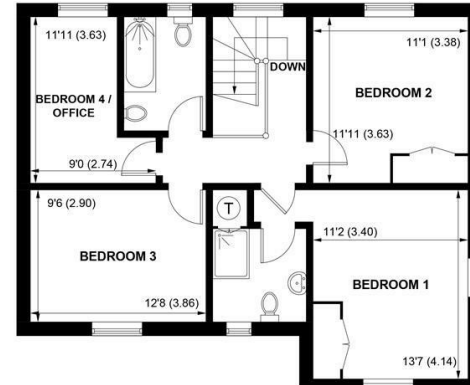


4 THE HAMLET, WATERFORD GARDENS, CLIMPING, WEST SUSSEX, BN17 5RY





GROUND FLOOR



FIRST FLOOR

APPROXIMATE GROSS INTERNAL AREA = 2135 SQ FT / 198.4 SQ M  
(INCLUDING GARAGE)

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

# £685,000 Freehold

## 4 THE HAMLET, WATERFORD GARDENS, CLIMPING, BN17 5RY

- Stunning Detached Family House
- Bright & Spacious Accommodation
- Two/Three Reception Rooms
- Cloakroom
- 4 Good Size Bedrooms
- En Suite Shower & Bathroom
- Southerly Rear Garden
- Double Garage & Driveway
- Exclusive Private Development

### EPC RATING

Current = C  
Potential = B

### COUNCIL TAX BAND

Band = F

A stunning, bright and spacious detached family home with thatched roof, situated in an exclusive private development in the sought after Waterford Gardens.

The accommodation comprises a bright entrance hall with stairs to first floor, storage cupboard and cloakroom. The sitting room is a good size being double aspect with feature fireplace and patio doors leading to outside.

The large kitchen/dining/family room features a stylish fitted kitchen area with high gloss fronted units, Corian work tops with large central island, integrated appliances including induction hob, two double ovens, microwave/combi oven, oven and grill, wine fridge, dishwasher and washing machine.

The dining/family room area provides ample entertaining space for dining table and chairs and sofas. The room also features a roof lantern providing extra natural light along with gas effect wood burning stove to the far corner. Windows with views overlooking the private green to the front. Internal doors leading into garden room and garage.

The garden room/study could easily be used as a ground floor bedroom with patio doors leading to outside.

From the first floor there are 4 good size bedrooms, with the main having built-in wardrobes and en suite shower room.

The main family bathroom is a white suite comprising panelled bath with shower and screen, pedestal wash hand basin, wc and part tiled walls.

Outside. The rear garden features a southerly aspect with a large patio area with ample space for entertaining and alfresco dining, swimming pool, summer house, mature shrubs and plants. Side access gate to the double garage and private driveway.

The double garage has electric up and over doors and is accessed via Waterford Gardens, with own private driveway.

From the front the property is accessed by a path, leading through the beautifully landscaped gardens.

There is an estate management charge of approximately £680 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 Horsmere Green Lane. The turning for Waterford Gardens will be on your right hand side, follow the road round to your left and take the 1st right, No 4 The Hamlets will be found on your left hand side adjacent to the private green (please use the pathway). There is bay parking in the road for viewings.



Viewing Strictly by arrangement via the vendor's Sole Agent Sims Williams 01243 551368  
These particulars are believed to be correct but their accuracy is not guarantee and they do not form part of any contract

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