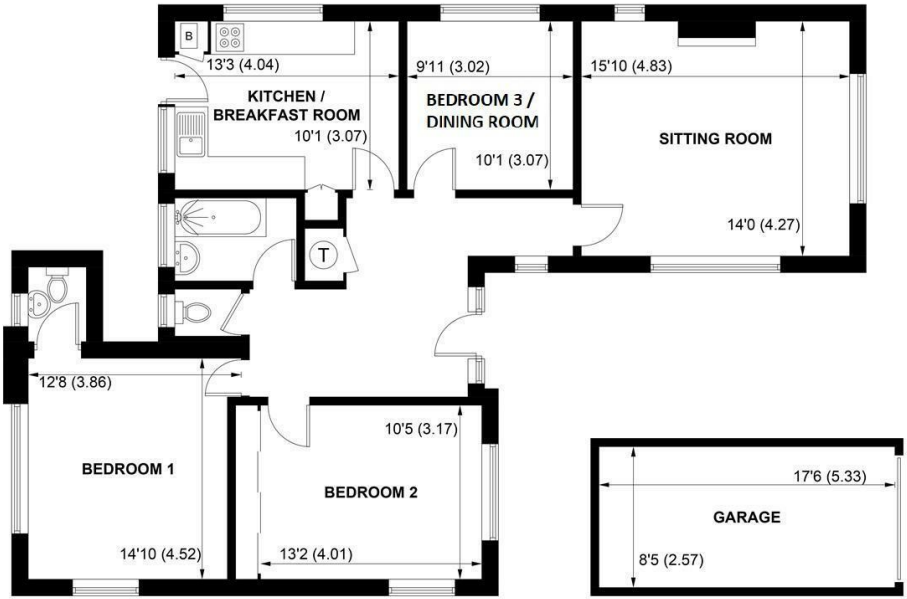
COBWEBS, 1 PRIME CLOSE, WALBERTON, SUSSEX, BN18 0PL



GROUND FLOOR

(NOT SHOWN IN ACTUAL LOCATION / ORIENTATION)

APPROXIMATE GROSS INTERNAL AREA = 1035 SQ FT / 96.2 SQ M
GARAGE = 146 SQ FT / 13.6 SQ M
TOTAL = 1181 SQ FT / 109.8 SQ M

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

WALBERTON OFFICE

5 Maple Parade
Walberton
BN18 0PR

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OIEO £450,000 Freehold

COBWEBS,
1, PRIME CLOSE,
WALBERTON,
BN18 0PL

- Detached Bungalow
- 3 Bedrooms
- Triple Aspect Living Room
- Kitchen/Breakfast Room
- En Suite WC to Bedroom 1
- West Facing Garden
- Wide Corner Plot
- Garage & Driveway
- No Chain

EPC RATING

Current = D
Potential = C

COUNCIL TAX BAND

Band = E

Situated in the popular road of bungalows in Walberton village, within a short walking distance to the local shops, public transport, primary school and village pub and restaurant.

The accommodation comprises spacious entrance hall with door leading to the triple aspect lounge with a feature gas fireplace and surround.

The dual aspect kitchen/breakfast room has a range of cupboards, space for various appliances including, cooker, washing machine, tumble drier, fridge/freezer and slimline dishwasher. There is a cupboard housing the boiler and space for table and chairs. Door leading to the rear garden.

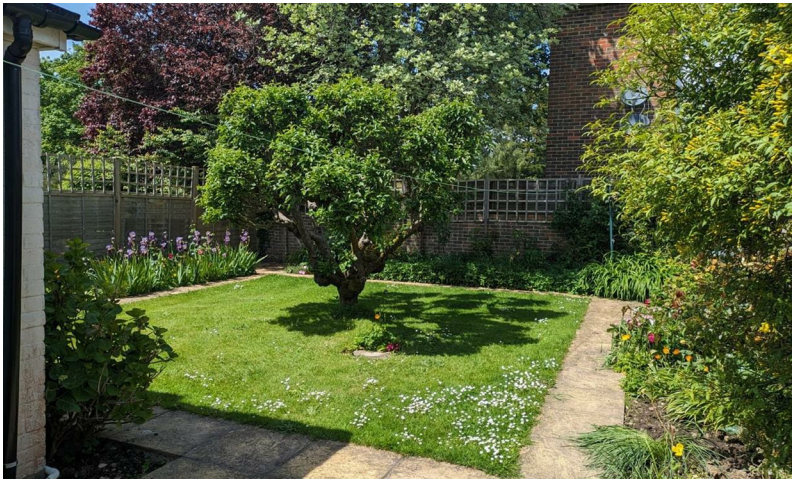
The main bedroom is dual aspect with a door to the en suite WC. Bedroom 2 is dual aspect with built in wardrobes. Bedroom 3 could be used as a further reception room.

The part tiled bathroom has a panel bath with shower attachment and wash hand basin. There is a separate WC.

Outside the front open plan garden is mainly laid to lawn with mature shrubs and flower borders including several rose bushes. The west facing rear garden has an area of lawn, patio, mature trees, shrubs and flowers. There is also a garage and driveway.

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 our office in Maple Parade turn left onto The Street and Prime Close is on the left hand side. Number 1 is the first bungalow on the left.



The Property Ombudsman

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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