

SW

Sims Williams

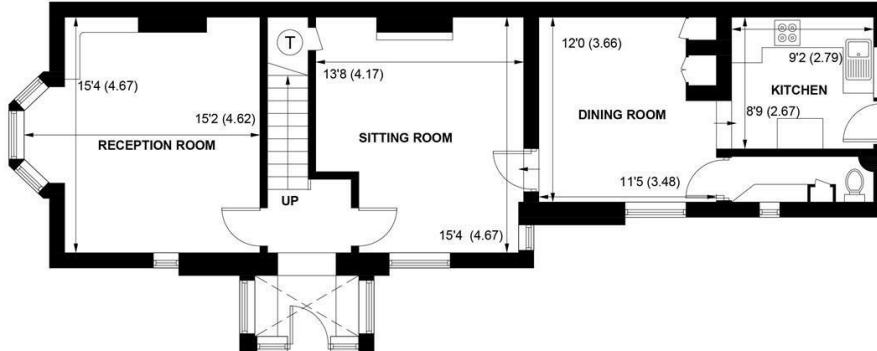


HIGHFIELD, DAIRY LANE, WALBERTON, WEST SUSSEX, BN18 0PT





FIRST FLOOR



GROUND FLOOR

APPROXIMATE GROSS INTERNAL AREA = 1378 SQ FT / 128.0 SQ M

GARAGE = 129 SQ FT / 12.0 SQ M

TOTAL = 1507 SQ FT / 140 SQ M

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

Produced for Sims Williams

£575,000 Freehold

HIGHFIELD, DAIRY LANE,
WALBERTON,
WEST SUSSEX, BN18 0PT

- Edwardian Semi Detached House
- Fitted Kitchen
- Separate Dining Room
- 2 Further Reception Rooms
- Ground Floor Cloakroom
- 3 Double Bedrooms
- Family Bathroom
- Beautiful Gardens
- Garage and Ample Parking

EPC RATING

Current = E
Potential = B

COUNCIL TAX BAND

Band = E

Well presented Edwardian flint fronted house in the heart of Walberton village close to the amenities.

Accommodation comprises part glazed porch into entrance hallway with stairs to the first floor and door into generous dual aspect reception room (currently used as an office) with bay window.

Sitting room with feature fireplace and door to the separate good size dining room. The kitchen is fitted with a range of units with built in double oven, hob with extractor over and space for further appliances. There is also a ground floor cloakroom which includes a WC and wash hand basin.

Upstairs there are 3 double bedrooms and a family bathroom which consists of bath with shower over, wash basin and WC.

Outside, the beautiful gardens are a particular feature wrapping around the property and being mainly to lawn with established planting. There are various paved seating areas along with a detached garage and workshop. There is ample driveway 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.



