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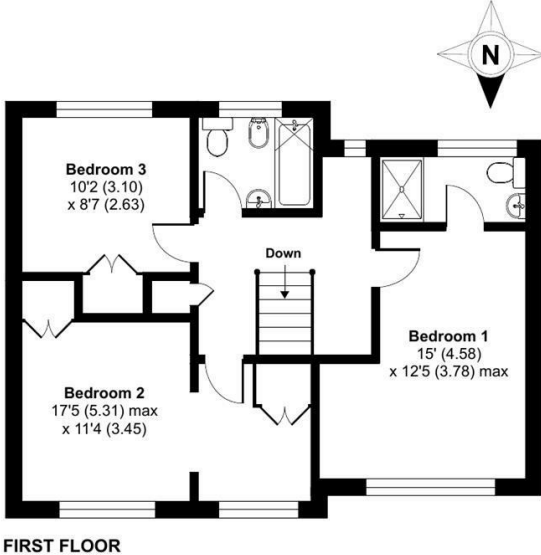
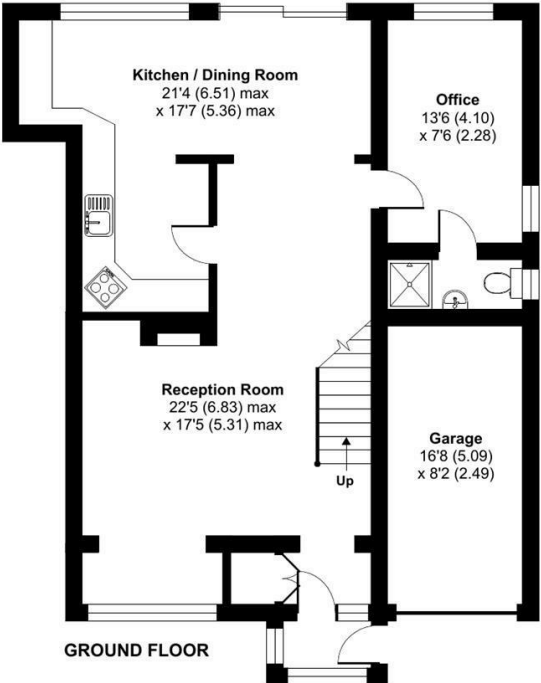
Sims Williams



3 NASH WAY, WALBERTON, WEST SUSSEX, BN18 0QQ



Approximate Area = 1483 sq ft / 137.8 sq m
Garage = 138 sq ft / 12.8 sq m
Total = 1621 sq ft / 150.6 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Sims Williams. REF: 1174045



WALBERTON OFFICE

5 Maple Parade
Walberton
BN18 0PR

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OIEO

£475,000 Freehold

**3, NASH WAY,
WALBERTON,
WEST SUSSEX, BN18 0QQ**

- Detached Family House
- Semi Open Plan Living
- Kitchen/Dining Room
- Office/GF Bedroom With Shower Room
- 3 First Floor Bedrooms (formerly 4)
- En Suite To Principle Bedroom
- Family Bathroom
- Low Maintenance Garden
- Garage & Driveway Parking

EPC RATING

Current = D
Potential = C

COUNCIL TAX BAND

Band = F

Well presented and versatile extended detached family home in a quiet cul de sac in Walberton village.

Accommodation comprises entrance porch with door into the large semi open plan living space with feature fireplace, stairs to the first floor, and opening into the dining area which has doors out to the garden.

The kitchen area is fitted with a range of Shaker style units with integrated appliances and space for table and chairs. Also to the ground floor is a good size dual aspect office/bedroom with a shower room.

Upstairs there are 3 double bedrooms, one of which has been knocked through so could be easily converted back to bedroom 4. The principle bedroom has an en suite shower room and there is a family bathroom consisting of bath with shower over, bidet, wash basin and WC.

Outside the southerly aspect low maintenance garden has lawn, paved patio and gravelled areas along with covered side access.

To the front there is a further lawned area, driveway parking and access to the 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 our office at 5 Maple Parade Walberton proceed west along The Street, toward the village green and duck pond. Turn right into West Walberton Lane, and right again into Longmead. Nash Way is on the right.

