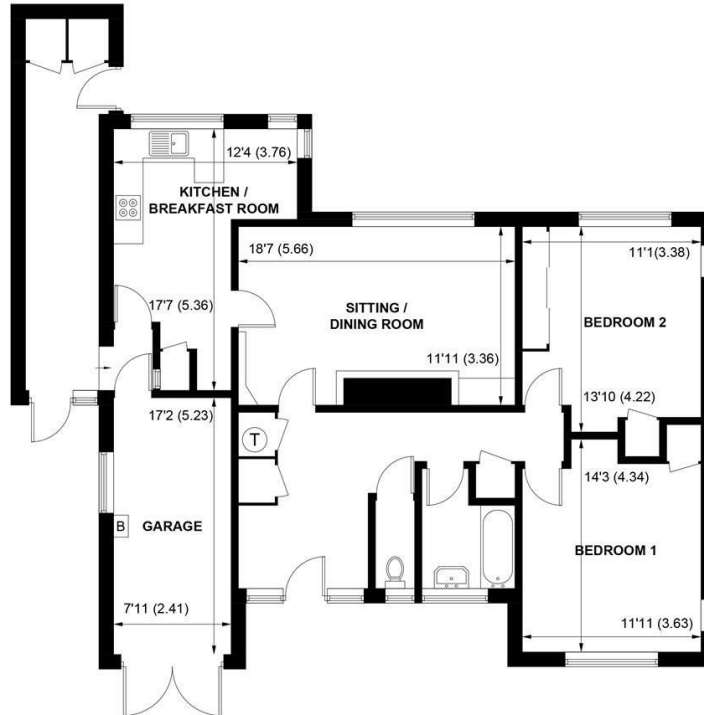


SW

Sims Williams



COBBERS, BRIDLE LANE, SLINDON COMMON, BN18 0NA



**GROUND FLOOR**

**APPROXIMATE GROSS INTERNAL AREA = 1275 SQ FT / 118.5 SQ M  
(INCLUDING GARAGE)**

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

# £450,000 Freehold

**COBBERS, BRIDLE LANE,  
SLINDON COMMON,  
BN18 0NA**

- Detached Bungalow
- Sold As Seen
- Sitting Room Overlooking Garden
- Kitchen/Breakfast Room
- 2 Double Bedrooms
- Bathroom With Coloured Suite
- Separate Cloakroom
- Gorgeous Gardens
- Garage & Ample Parking

## **EPC RATING**

Current =  
Potential =

## **COUNCIL TAX BAND**

Band = E

A superb opportunity to create a lovely home in the South Downs National Park this detached bungalow sits on a plot of 0.22 acre and is in need of total refurbishment.

Accommodation comprises spacious entrance hall with storage and door leading into the bright sitting room with fireplace and large picture window overlooking the rear garden.

The kitchen/breakfast room has a range of units with space for appliances and a door leading to a rear lobby. From there is a door into the integral garage and also a lean to storage area.

There are 2 double bedrooms both being dual aspect. The bathroom is fitted with a coloured suite and there is a separate cloakroom.

Outside the southerly gardens are a real feature with paved patio, lawn, mature shrubs/trees and a summerhouse. To the front there is a further lawned area and ample driveway parking along with 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 the A29 heading North, turn right into Mill Road and take the first left into Bridle Lane. The property will be found on the right hand side.





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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