

The logo consists of the letters 'SW' in a stylized, white, cursive font on a dark blue square background.

Sims Williams



DEW DROP INN, SUNNYBOX LANE, SLINDON COMMON, BN18 0LX

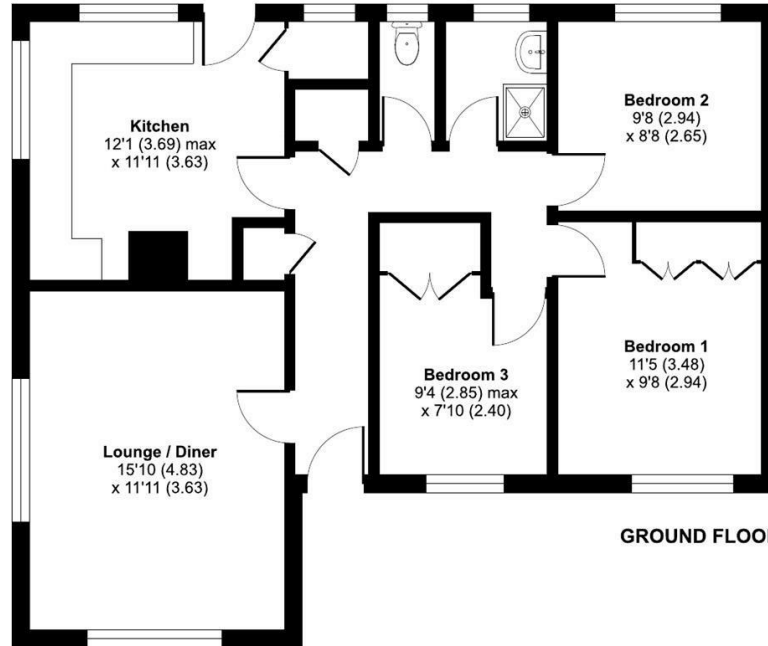
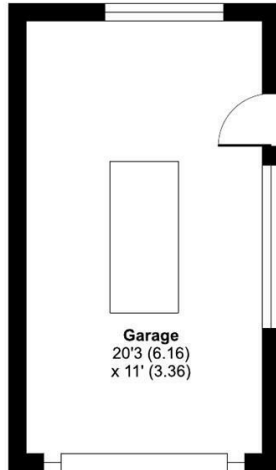


Approximate Area = 811 sq ft / 75.3 sq m

Garage = 223 sq ft / 20.7 sq m

Total = 1034 sq ft / 96 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Sims Williams. REF: 1178212



WALBERTON OFFICE

5 Maple Parade
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OIEO

£475,000 Freehold

DEW DROP INN,
SUNNYBOX LANE,
SLINDON COMMON,
BN18 0LX

- Semi Detached Bungalow
- 3 Double Bedrooms
- Dual Aspect Lounge
- Good Size Kitchen
- Shower Room & Separate WC
- Detached Garage & Driveway
- Immaculate Gardens
- Set in The South Downs National Park
- Requires Updating

EPC RATING

Current = D
Potential = B

COUNCIL TAX BAND

Band = E

A fantastic opportunity to create a lovely home in the South Downs National Park with this semi detached bungalow set on a plot of 0.23 acres opposite the National Trust Woodland and is need of complete modernisation.

The accommodation comprises entrance hall with cupboard housing boiler, further storage cupboard, and door leading to the dual aspect lounge/diner. The kitchen is also dual aspect with a range of units, a larger cupboard, built in gas hob, oven, space for washing machine and tumble drier. There is a door leading out to the rear gardens.

There are 3 double bedrooms, 2 of which have built in wardrobes.

The shower room comprises shower cubicle, pedestal wash hand basin and tiled walls. There is a separate WC.

The substantial gardens are mainly laid to lawn with mature hedging. There is a brick paved patio area and greenhouse. The detached brick built garage has a pitched roof, an

inspection pit, power and light. The driveway provides ample off road 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.

Directions

From the Fontwell roundabout at the junction of the A27 and A29 head north along the A29. Take the first turning right into Mill Road. Sunnybox Lane is the 2nd road on the left hand side and Dew Drop Inn is situated on the left.

Sales & Lettings offices in Arundel, Bognor Regis, Chichester & Walberton

