

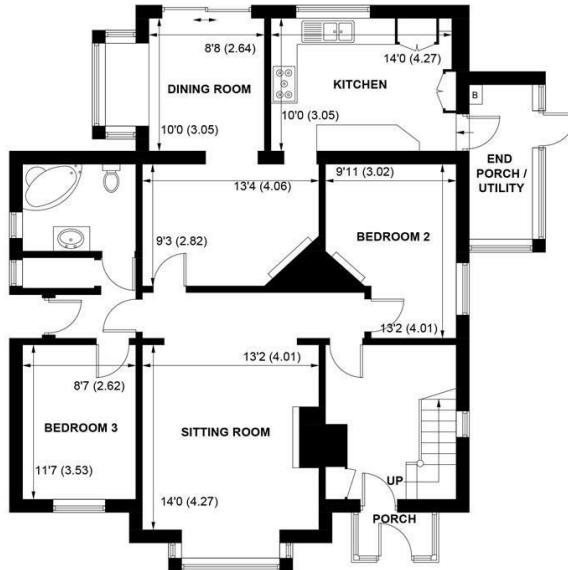
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Sims Williams

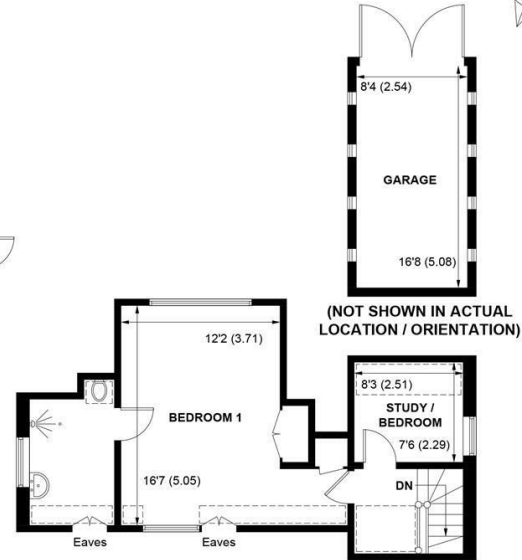


CLOSEWOOD, EASTERGATE LANE, WALBERTON, WEST SUSSEX, BN18 0BA





GROUND FLOOR



FIRST FLOOR

APPROXIMATE GROSS INTERNAL AREA = 1638 SQ FT / 152.2 SQ M

GARAGE = 140 SQ FT / 13.0 SQ M

TOTAL = 1778 SQ FT / 165.2 SQ M

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

Produced for Sims Williams

£650,000 Freehold

**CLOSEWOOD,
EASTERGATE LANE,
WALBERTON,
BN18 0BA**

- Detached Chalet Property
- Set Within Approximately 1/2 Acre
- Offers Versatile Accommodation
- Requires Modernisation Throughout
- Three Reception Rooms
- Three/Four Bedrooms
- Ground Floor Bathroom
- Mature Rear Garden
- Driveway Parking & Garage

EPC RATING

Current = F
Potential = C

COUNCIL TAX BAND

Band = E

An individual detached chalet property offering versatile accommodation and in need of some renovation, located in a semi rural location whilst being easily accessible to both the facilities in Walberton and Barnham villages.

The ground floor accommodation briefly comprises entrance porch with further door into entrance hall, large sitting room with fireplace, breakfast area/snug, dining room, fitted kitchen and utility area. There are 2 possible ground floor bedrooms and a bathroom.

The good size kitchen comprises matching range of wood fronted units with integrated appliances and space for cooker. There is a large window overlooking the rear garden and further door leading through to the utility room and outside.

To the first floor, there are 2 bedrooms with the main being a generous size with an en suite shower room, the other room is currently being used as a study.

Outside, the property sits on a plot approaching half an acre with the mature rear garden being a particular feature.

The front provides driveway parking and gives access to the detached garage with lawn area to side.

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 parade of shops in Walberton proceed west along The Street towards the duck pond and village green. Take the centre fork at the pond into Eastergate Lane. Continue just past Freeman Close and Closewood is on the right hand side.

