

SW

Sims Williams

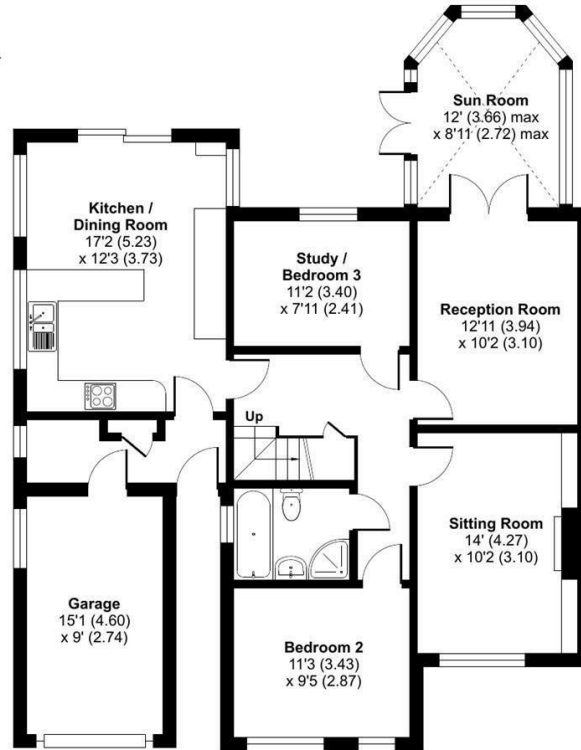


6 NORTH POUND, WALBERTON, BN18 0PZ

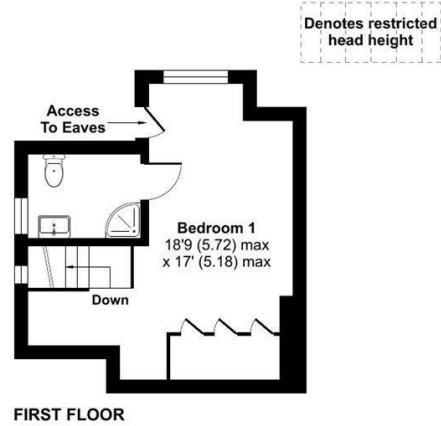




Approximate Area = 1314 sq ft / 122.1 sq m
Garage = 131 sq ft / 12.1 sq m
Total = 1445 sq ft / 134.2 sq m
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2024. Produced for Sims Williams. REF: 1202064



£465,000 Freehold

6, NORTH POUND,
WALBERTON,
BN18 0PZ

- 2 Reception Rooms
- Fabulous Kitchen/Diner
- Separate Utility Area
- Sun Room Onto Garden
- 2 Ground Floor Bedrooms
- Modern Family Bathroom
- First Floor Master Suite
- Lovely Gardens
- Ample Parking & Garage

EPC RATING

Current = C
Potential = B

COUNCIL TAX BAND

Band = E

A very well presented and extended chalet bungalow in a quiet private cul de sac in the heart of Walberton village close to amenities.

Accommodation comprises entrance hall with storage, utility area and internal door into the garage.

Bright and spacious triple aspect kitchen/diner with doors out to the garden. The kitchen is fitted with a good range of solid wood units with Quartz worktops and integrated appliances including fridge/freezer, dishwasher, double oven, hob and extractor over. Ample space for dining table and chairs.

Inner hallway leads to the 2 reception rooms, one with wood burning stove and built in book shelves, the other with double doors leading into the sun room which in turn opens onto the rear garden.

There are 2 ground floor bedrooms (one currently being used as a study) and a spacious fully tiled family bathroom fitted with bath, separate shower cubicle, wash basin and WC.

On the first floor is the main bedroom suite with generous dual access bedroom with built in wardrobes, and an en suite shower room.

Outside the rear garden is a particular

feature having paved patio, BBQ area, lawn and mature borders. There is superb Canadian cedar greenhouse, vegetable garden and shed along with side access gate.

To the front there is a further area of lawn and ample parking for several cars or motor home, plus access to the single 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 Maple parade proceed west along The Street passing Tye Lane on your right. Take the next right into North Pound and the property will be found on the right hand side.

