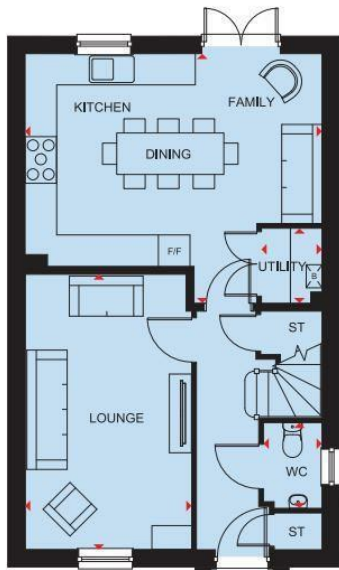




1 ROSEHIP CLOSE, WALBERTON, WEST SUSSEX, BN18 0US



Ground Floor

Lounge
Kitchen/Dining
WC
Utility

3162 x 5250 mm
4760 x 5640 mm
1112 x 1634 mm
1150 x 1430 mm

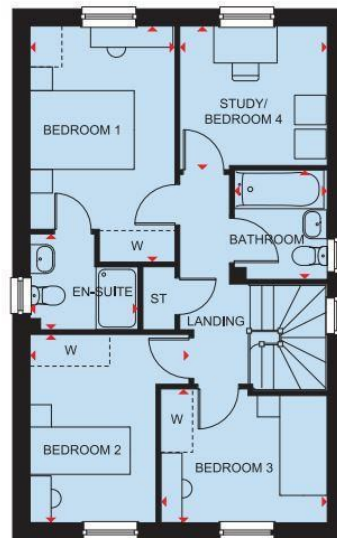
10'5" x 17'3"
15'7" x 18'6"
3'8" x 5'4"
3'9" x 4'8"

Key

B Boiler
ST Store

F/F Fridge/freezer space
W Wardrobe space

◀▶ Dimension location



First Floor

Bedroom 1 2750 x 4495 mm 9'0" x 14'9"
En Suite 2051 x 1825 mm 6'9" x 6'0"
Bedroom 2 3014 x 3570 mm 9'11" x 11'9"
Bedroom 3 3140 x 2550 mm 10'4" x 8'4"
Bathroom 1765 x 2080 mm 5'9" x 6'10"
Study/Bedroom 4 2800 x 2640 mm 9'2" x 8'8"

WALBERTON OFFICE

5 Maple Parade
Walberton
BN18 0PR

Tel 01243 551368
walberton@simswilliams.co.uk
simswilliams.co.uk

£465,000 Freehold

1, ROSEHIP CLOSE,
WALBERTON,
WEST SUSSEX, BN18 0US

- Four Bedroom Detached House
- Part Exchange Available
- Upgrades Included Worth Over £9,900
- Kitchen / Dining / Family Room
- Lounge
- 4 Bedrooms
- En-Suite & Family Bathroom
- Turfed Rear Garden
- Garage & 3 Parking Spaces

EPC RATING

Current =
Potential =

COUNCIL TAX BAND

Band = New Build

Sylvan Meadows is a collection of new homes located in the sought after West Sussex village of Walberton. This development by David Wilson Homes offers 2, 3 and 4 bedroom homes surrounded by public open space and play area. Walberton has all the traditional delights of market village living, with close proximity to local supermarkets, schools, sports facilities and restaurants. Sylvan Meadows benefits from both the coast and countryside and is well connected via the A27 and A29 to Chichester, Arundel & Bognor Regis. Barnham Mainline Train Station is just 5 minutes away with links to London, Gatwick Airport, Brighton & The South Coast.

The Hazelborough is a 4 bedroom detached house which boasts excellent ground floor accommodation comprising of a open plan kitchen, dining and family room with French doors opening onto the rear garden. The Utility room is accessed off this room. There is a separate Lounge and the cloakroom and storage cupboards is accessed off the hallway.

On the first floor, Bedroom 1 benefits from an en-suite shower room. There are three further bedrooms and the family bathroom completes the first floor. It has GCH with thermostatic valves with a Combi boiler with integrated flue gas heat recovery which increases the boiler efficiency.

Outside, there is a single detached garage and 3 parking spaces. The front and rear gardens are finished with turf and boundaries are defined by close-boarded fencing. Solar Panels (PV) are integrated into the roof for low profile and will help reduce electricity bills.

David Wilson Homes has been building quality homes across the UK for over 40 years. They provide traditional homes built to a superb specification. These homes include some of the latest innovation in construction, heating and lighting technology. These provide excellent energy-efficiency performance to help reduce home running costs, whilst green features can support you to lower your carbon footprint in the future.

This stunning new home comes with a NHBC 10 year Buildmark warranty.
Estate Charge £257.94 per home per annum
Council Tax Banding is not set until after Legal Completion
Energy Efficiency Rating: B
Environmental (CO2) Impact: B

New Homes 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. Images shown may be from previous developments and are just an indication for illustrative purposes only.

Directions

From our Walberton Office head west along The Street taking the first right into Tye Lane. Sylvan Meadows will be found on the left hand side.

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

