



Rivendell, Avisford Park Road, Walberton. BN18 0AP

£650,000 Freehold



4 Bedrooms



2 Bathroom



3 Reception Rooms

*Sw*

Sims Williams



## Key Features

- Detached Family House
- Dining Room With Fireplace
- Dual Aspect Sitting Room
- Kitchen/Breakfast Room
- Utility & Cloakroom
- 4 Good Size Bedrooms
- En Suite & Family Bathroom
- Beautiful Gardens
- Garage & Ample Parking

## EPC Rating

Current = C

Potential = B

## Council Tax Band

Band = F

## Tenure - Freehold

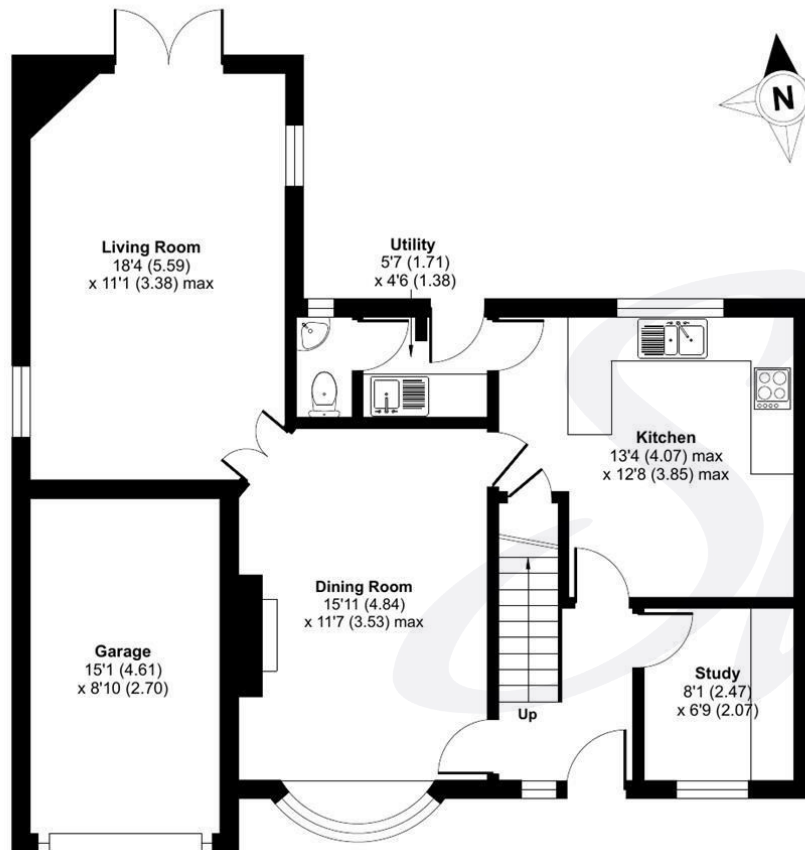


Approximate Area = 1255 sq ft / 116.5 sq m

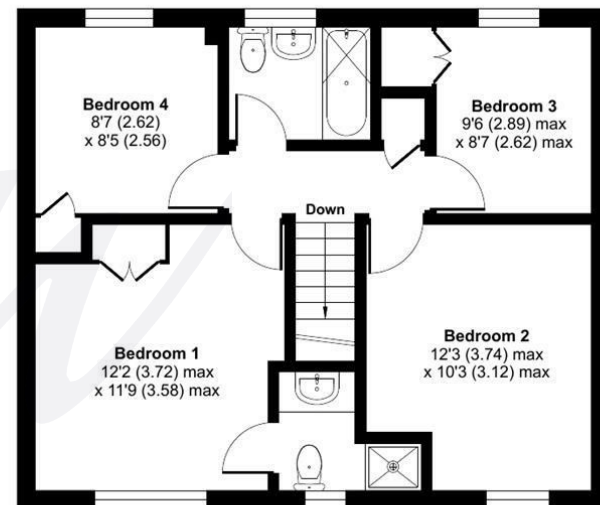
Garage = 130 sq ft / 12 sq m

Total = 1385 sq ft / 128.6 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR





[simswilliams.co.uk](http://simswilliams.co.uk)

#### CHICHESTER

---

8-9 Southgate

Sales 01243 787868

Lettings 01243 836055

[chichester@simswilliams.co.uk](mailto:chichester@simswilliams.co.uk)

#### WALBERTON

---

5 Maple Parade

Sales 01243 551368

Lettings 01243 836055

[walberton@simswilliams.co.uk](mailto:walberton@simswilliams.co.uk)

#### ARUNDEL

---

8a High Street

Sales 01903 885678

Lettings 01903 881133

[arundel@simswilliams.co.uk](mailto:arundel@simswilliams.co.uk)

#### BOGNOR REGIS

---

46 High Street

Sales 01243 862626

Lettings 01243 836055

[bognor-regis@simswilliams.co.uk](mailto:bognor-regis@simswilliams.co.uk)

Viewing Strictly by arrangement via the vendor's 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.