



1 The Meadows, Walberton BN18 0PB

OIEO £500,000 Freehold



4 Bedrooms



2 Bathrooms



2 Reception Rooms

*Sw*

Sims Williams



## Key Features

- Semi-Detached House
- Planning Permission To Extend
- Kitchen/Diner/Family Room
- Study/Bedroom 5
- 4 Good Size Bedrooms
- En Suite To Main Bedroom
- Family Bathroom
- Secluded Garden
- Garage & Parking
- Chain Free Sale

## EPC Rating

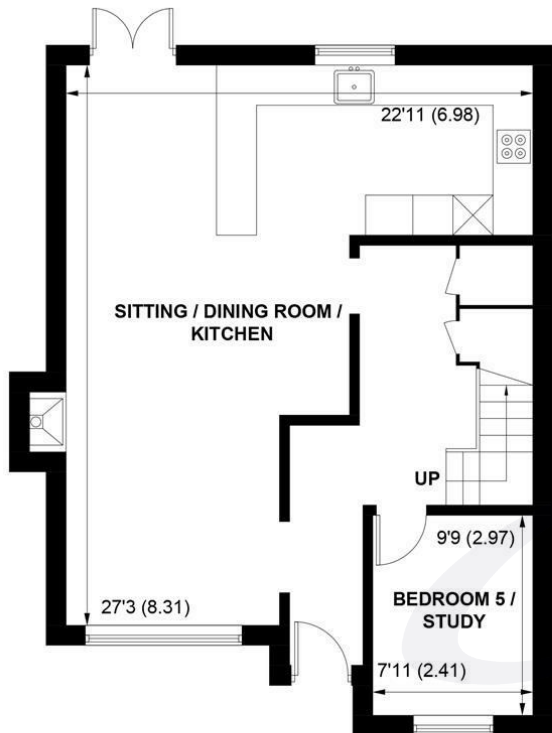
Current = C  
Potential = B

## Council Tax Band

Band = E

## Tenure - Freehold

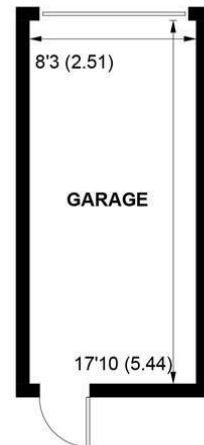




**GROUND FLOOR**



**FIRST FLOOR**



(NOT SHOWN IN ACTUAL  
LOCATION / ORIENTATION)

**APPROXIMATE GROSS INTERNAL AREA = 1370 SQ FT / 127.3 SQ M**

**GARAGE= 146 SQ FT / 13.6 SQ M**

**TOTAL = 1516 SQ FT / 140.9 SQ M**

**NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2022 ©**

**Produced for Sims Williams**



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#### WALBERTON

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Lettings 01243 836055

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#### ARUNDEL

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#### BOGNOR REGIS

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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 guaranteed and they do not form part of any contract.