

## **Key Features**

- Lounge onto Garden
- Separate Dining Room
- Snug/Bedroom 5
- Large Eat In Kitchen
- Utility Room & Store Room
- 4 Double Bedrooms
- En Suite & Family Bathroom
- Large Southerly Gardens
- Ample Off Road Parking

# **EPC Rating**

Current = D Potential = C

**Council Tax Band** 

Band = F

**Tenure - Freehold** 

















### APPROXIMATE GROSS INTERNAL AREA = 2038 SQ FT / 189.3 SQ M (INCLUDING GARAGE)

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



#### CHICHESTER

8-9 Southgate Sales 01243 787868 Lettings 01243 836055 chichester@simswilliams.co.uk

## WALBERTON

5 Maple Parade Sales 01243 551368 Lettings 01243 836055 walberton@simswilliams.co.uk

#### ARUNDEL

8a High Street Sales 01903 885678 Lettings 01903 881133 arundel@simswilliams.co.uk

### **BOGNOR REGIS**

46 High Street Sales 01243 862626 Lettings 01243 836055 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 guaranteed and they do not form part of any contract.