

Offers Over £475,000 Freehold







2 Bedrooms 1 Bathroom 2 Reception Rooms



# **Key Features**

- Grade II Listed Cottage
- South Downs National Park
- Beautifully Presented
- Sitting Room with Wood-Burner
- Kitchen/Dining Room
- Utility Area & Cloakroom
- 2 Double Bedrooms
- Family Bathroom
- Feature Walled Gardens
- Car Port & Parking

## **EPC Rating**

Current = N/A Potential = N/A

### **Council Tax Band**

Band = C

**Tenure - Freehold** 















APPROXIMATE GROSS INTERNAL AREA = 951 SQ FT / 88.3 SQ M

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2020 ©

Produced for Sims Williams



#### **CHICHESTER**

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

### WALBERTON

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#### ARUNDEL

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

#### **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 guarantee and they do not form part of any contract.