



1 Burch Grove, Walberton BN18 0BB

£375,000 Freehold



3 Bedrooms



1 Bathroom



1 Reception Room

*Sw*

Sims Williams



## Key Features

- End of Terrace House
- Village Location
- Lounge/Dining Room
- Good Size Kitchen
- Cloakroom
- Three Bedrooms
- Modern Bathroom with Shower
- Low Maintenance Rear Garden
- Garage
- No Chain Sale

## EPC Rating

Current = D

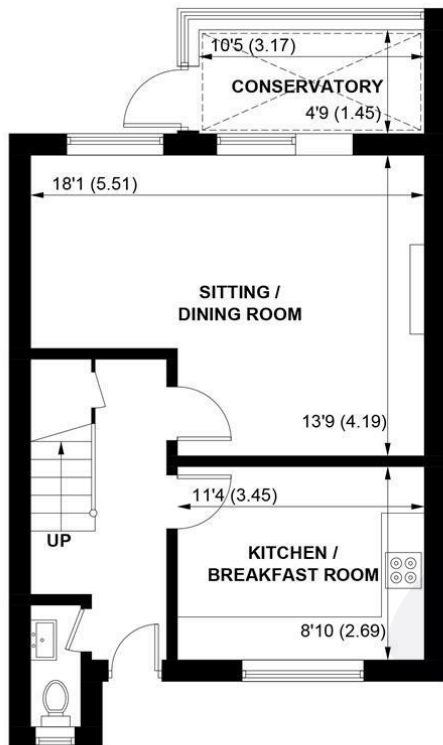
Potential = C

## Council Tax Band


Band = D

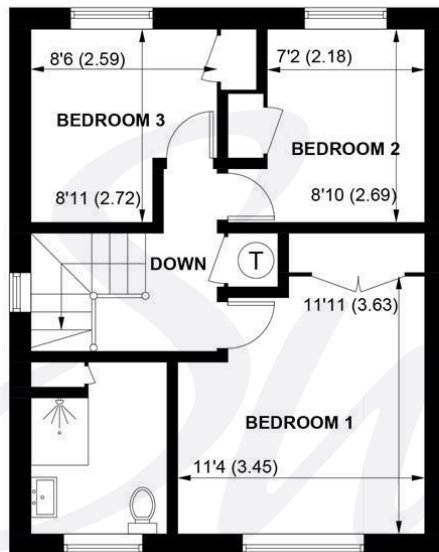
## Tenure - Freehold



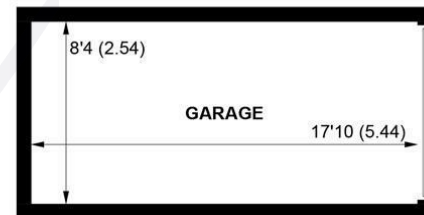


**GROUND FLOOR**

 = Reduced headroom below 1.5m / 5'0"



**FIRST FLOOR**



(NOT SHOWN IN ACTUAL  
LOCATION / ORIENTATION)

**APPROXIMATE GROSS INTERNAL AREA = 904 SQ FT / 84.0 SQ M**

**GARAGE = 148 SQ FT / 13.8 SQ M**

**TOTAL = 1052 SQ FT / 97.8 SQ M**

**NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2025 ©**

**Produced for Sims Williams**



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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.