

## **Key Features**

- Extended Detached Bungalow
- Kitchen/Breakfast Room
- L Shaped Sitting/Dining Room
- 3 Reception Rooms
- 3/4 Bedrooms
- 2 Bathrooms
- Versatile Loft Room
- Stunning Wraparound Gardens
- Garage, Summer House & Workshop

# **EPC Rating**

Current = C Potential = C

**Council Tax Band** 

Band = E

**Tenure - Freehold** 

















APPROXIMATE GROSS INTERNAL AREA = 1648 SQ FT / 153.1 SQ M OUTBUILDINGS = 326 SQ FT / 30.3 SQ M TOTAL = 1974 SQ FT / 183.4 SQ M

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

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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.