



16 The Hamlets, Waterford Gardens, Climping, BN17 5RY

£375,000 Freehold



3 Bedrooms



2 Bathrooms



2 Reception Rooms

*Sw*

Sims Williams

## Key Features

- Semi-Detached Thatched House
- Lounge & Separate Dining Room
- Good Size Fitted Kitchen
- 3 Bedrooms
- En Suite Shower Room
- Family Bathroom
- Rear Garden
- Garage & Driveway
- Beautiful Communal Gardens
- No Chain

## EPC Rating

Current = C

Potential = B

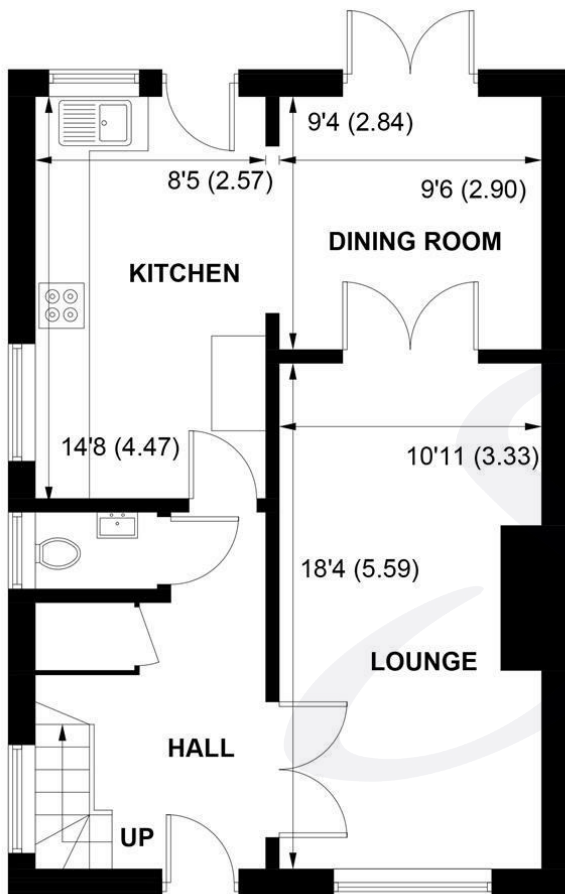
## Council Tax Band

Band = E

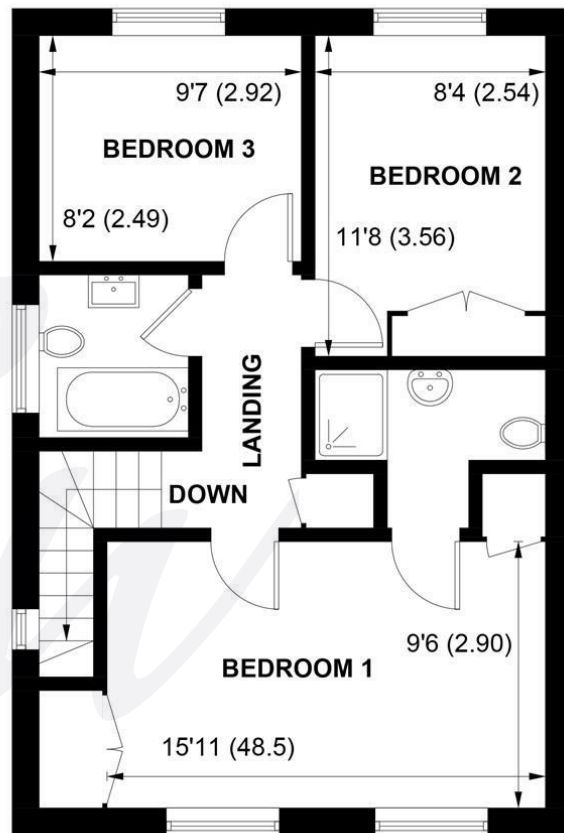
## Tenure - Freehold

Estate Charges:  
KTS Management  
Approx. £1140pa





**GROUND FLOOR**



**FIRST FLOOR**

**APPROXIMATE GROSS INTERNAL AREA = 1035 SQ FT / 96.2 SQ M**

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

**Produced for Sims Williams**





[simswilliams.co.uk](http://simswilliams.co.uk)

#### CHICHESTER

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8-9 Southgate

Sales 01243 787868

Lettings 01243 836055

[chichester@simswilliams.co.uk](mailto:chichester@simswilliams.co.uk)

#### WALBERTON

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5 Maple Parade

Sales 01243 551368

Lettings 01243 836055

[walberton@simswilliams.co.uk](mailto:walberton@simswilliams.co.uk)

#### ARUNDEL

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8a High Street

Sales 01903 885678

Lettings 01903 881133

[arundel@simswilliams.co.uk](mailto:arundel@simswilliams.co.uk)

#### BOGNOR REGIS

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46 High Street

Sales 01243 862626

Lettings 01243 836055

[bognor-regis@simswilliams.co.uk](mailto: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.