

## **Key Features**

- Detached Family Home
- Bright & Versatile Accommodation
- Kitchen/Breakfast Room
- Separate Dining Room
- Sitting Room with Feature Fireplace
- Ground Floor Study
- 2 Family Bathrooms
- South West Facing Garden
- Driveway & Double Garage
- Vendors Suited

# **EPC Rating**

Current = C Potential = B

**Council Tax Band** 

Band = G

**Tenure - Freehold** 

















#### APPROXIMATE GROSS INTERNAL AREA = 1619 SQ FT / 150.4 SQ M DOUBLE GARAGE = 242 SQ FT / 22.5 SQ M TOTAL = 1861 SQ FT / 172.9 SQ M

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2025 © Produced for Sims Williams



#### CHICHESTER

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### WALBERTON

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#### ARUNDEL

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#### **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.