

## **Key Features**

- Detached Family Home
- 4 Double Bedrooms
- Spacious Sitting Room
- Kitchen/Diner
- Downstairs Cloakroom
- En Suite & Family Bathroom
- Southerly Garden
- Garage & Driveway
- Solar Panels
- Short Walk to Village Centre

# **EPC Rating**

Current = A Potential = A

## **Council Tax Band**

Band = E

## **Tenure - Freehold**

Estate Charges: RMG £436pa

















APPROXIMATE GROSS INTERNAL AREA = 1526 SQ FT / 141.8 SQ M (INCLUDING GARAGE)



#### 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**

46 High Street Sales 01243 862626 Lettings 01243 836055 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.