



4 Hook Lane Close, Rose Green PO21 3UP

£425,000 Freehold



3 Bedrooms



1 Bathroom



2 Reception Rooms

SW

Sims Williams

Key Features

- Semi Detached 1950s House
- Three Bedrooms
- Open Plan Kitchen/Family Room
- Sitting/Dining Room
- Ground Floor Cloakroom
- South Facing Rear Garden
- Driveway Parking And Car Port
- Converted Garage With Utility And Storage
- Garden Cabin With Power

EPC Rating

Current = C
Potential = B

Council Tax Band

Band = C

Tenure - Freehold

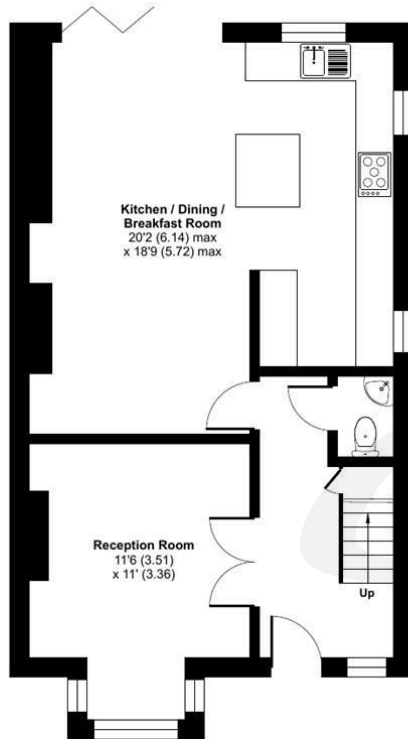


Approximate Area = 1030 sq ft / 95.6 sq m

Outbuildings = 434 sq ft / 40.3 sq m

Total = 1464 sq ft / 135.9 sq m

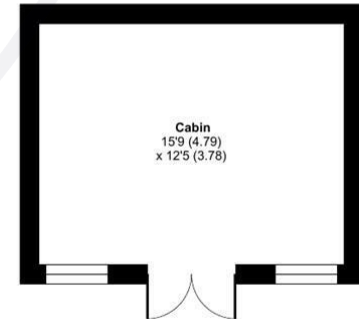
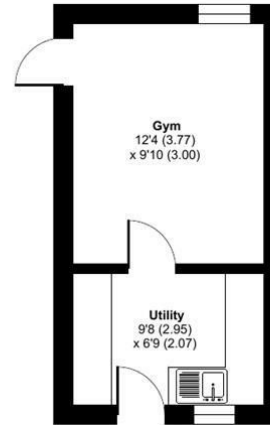
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR





simswilliams.co.uk

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

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Viewing Strictly by arrangement via the vendor's agent Sims Williams 01243 862626. These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract.