

HIGH RIDGE

THE STREET | BURPHAM | BN18 9RH

Sims Williams

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THE STREET, BURPHAM, BN18 9RH

GUIDE PRICE £900,000 FREEHOLD

- Substantial 1980's Family Home
- In Need of Modernisation
- Large Fitted Kitchen/Breakfast Room
- Dual Aspect Living Room
- Main Bedroom with Ensuite Bathroom
- Three Further Bedrooms
- Mature Front & Rear Gardens
- Garage's & Driveway Parking
- No Onward Chain







Situated in the desirable village of Burpham, this spacious 1980's four-bedroom family home, presents an excellent opportunity for buyers seeking a project.

A welcoming inner porch leads into the hallway, providing access to all principal rooms and a ground floor cloakroom. The double-aspect living room features an open fireplace and large windows allowing in plenty of natural light. A separate dining room enjoys views of the garden, with sliding doors opening onto the terrace.

The kitchen/breakfast room is fitted with a range of base and eye level units with integrated ovens and hob, space/plumbing for dishwasher and free standing fridge/freezer. There is further space for storage and seating. Adjacent is a utility room with both front and rear access, offering a practical space.

There is a further ground floor reception room with double doors opening onto the front garden.

Upstairs, the principal bedroom includes fitted wardrobes and an en-suite bathroom. There are two further double bedrooms, a single bedroom, and a family bathroom with a shower over the bath, hand wash basin and WC.

The rear garden is raised, with mature planting and trees. A terrace immediately behind the house leads up to a lawned area. To the front, the property benefits from a driveway parking, there are two garages either side, providing useful storage or workshop space.

AML & ID Compliance Checks
As part of our compliance requirements, all prospective purchasers are required to complete an electronic AML and identity check. A fee of £40 + VAT (£48 including VAT) per purchaser is payable for this service.

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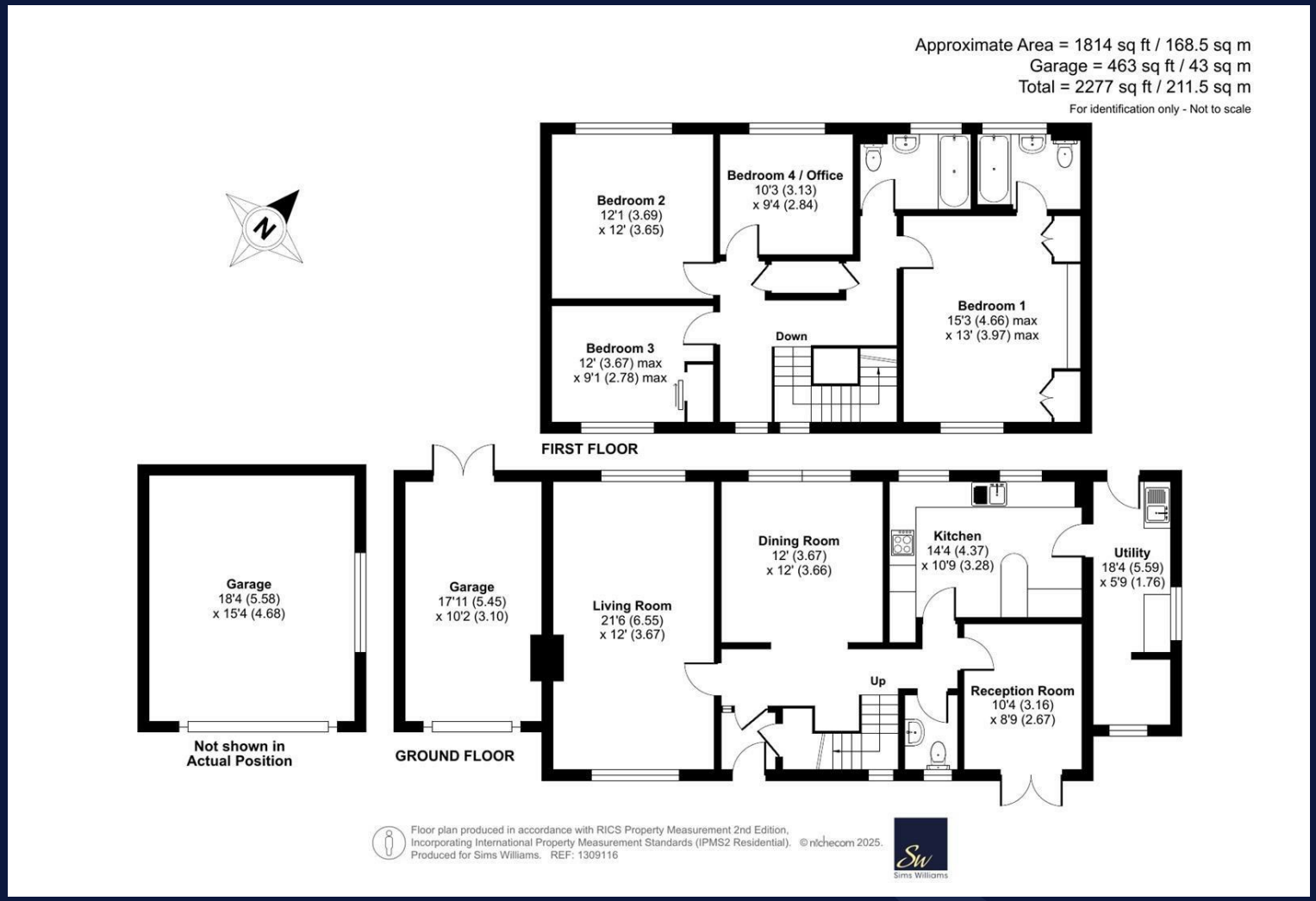
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EPC Band - Current - E Potential - C

Council Tax Band G

Upon leaving Arundel take the first exit at the roundabout and proceed along the A27 toward Worthing, take the first left signposted Burpham. Continue through Warningcamp and Wepham until you reach Burpham and the property can be found on the right hand side.



Viewing strictly by arrangement via the vendor's Sole Agent Sims Williams.
These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract.
As the seller's agent we are not surveyors or conveyancing experts and as such we cannot and do not comment on the condition of the property or issues that may affect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquiries before making any transactional decisions.

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