

## **Key Features**

- Well Presented Family Home
- Double Aspect Sitting Room
- Modern Kitchen/Dining Room
- Versatile Reception/Office
- Cloakroom/WC
- 3 Double Bedrooms
- En Suite To Main Bedroom
- West Facing Rear Garden
- Garage & Parking

# **EPC Rating**

Current = C Potential = B

**Council Tax Band** 

Band = E

**Tenure - Freehold** 





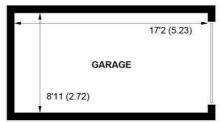






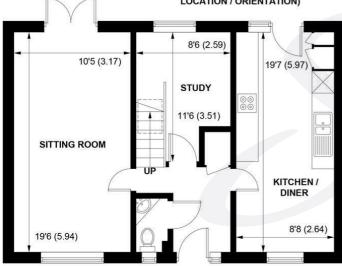


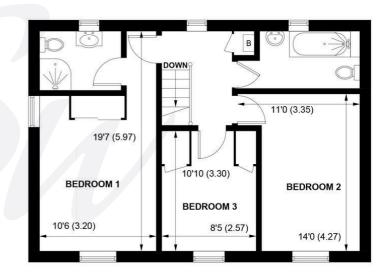




(NOT SHOWN IN ACTUAL LOCATION / ORIENTATION)







**GROUND FLOOR** 

### **FIRST FLOOR**

APPROXIMATE GROSS INTERNAL AREA = 1112 SQ FT / 103.4 SQ M GARAGE = 152 SQ FT / 14.1 SQ M TOTAL = 1264 SQ FT / 117.5 SQ M



#### 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.