



2 Wealden Drive, Westhampnett PO18 0SF

£595,000 Leasehold



4 Bedrooms



2 Bathrooms



2 Reception Rooms

*Sw*

Sims Williams

## Key Features

- Detached Residence
- Impeccable Presentation
- Spacious Living/Dining Room
- Stylish Kitchen/Breakfast Room
- Study & Downstairs Cloakroom
- 4 Double Bedrooms
- Family Bathroom & En Suite
- Wraparound Gardens
- Double Garage & Parking

## EPC Rating

Current = C

Potential = B

## Council Tax Band

Band = F

## Tenure - Leasehold

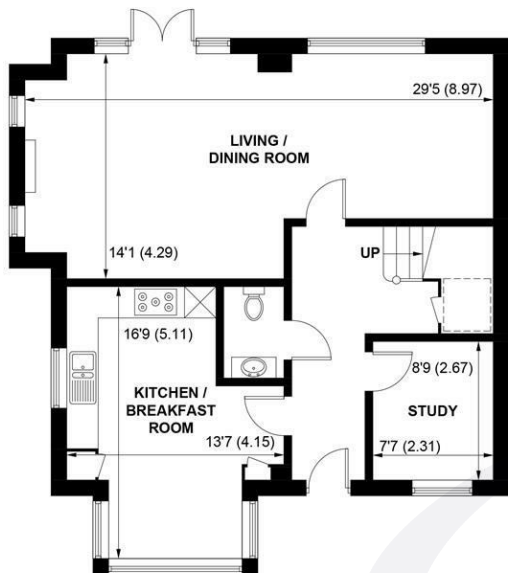
Length of Lease: 250 yrs

Years Remaining: 230 yrs

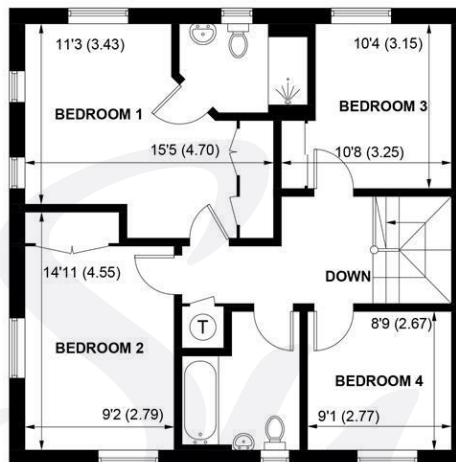
Ground Rent: £364.00 pa

Service Charge: £328.00 half-yearly



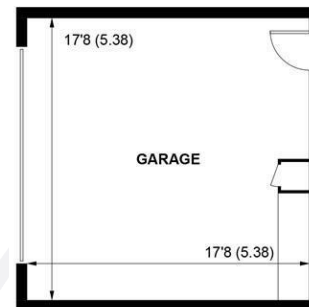


GROUND FLOOR



FIRST FLOOR

 = REDUCED HEADROOM BELOW 1.5M / 5'0"



(NOT SHOWN IN ACTUAL  
LOCATION / ORIENTATION)

APPROXIMATE GROSS INTERNAL AREA = 1503 SQ FT / 139.6 SQ M

GARAGE = 314 SQ FT / 29.2 SQ M

TOTAL = 1817 SQ FT / 168.8 SQ M

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

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#### 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 787868. These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract.