



16 St. Richards Way, Aldwick PO21 3BD

£765,000 Freehold



3 Bedrooms



3 Bathroom



3 Reception Rooms

*Sw*

Sims Williams

## Key Features

- Extended Detached Family Home
- Three Bedrooms Plus Study/Cot Room
- Three Bath/Shower Rooms
- Open Plan Sitting And Dining Room
- Refitted Kitchen/Breakfast Room With Utility Room
- Ground Floor Bedroom Or Home Office
- Double Sided Log Burning Stove
- Oversized Garage And Driveway Parking
- Chain Free

## EPC Rating

Current = D

Potential = C

## Council Tax Band

Band = F

## Tenure - Freehold

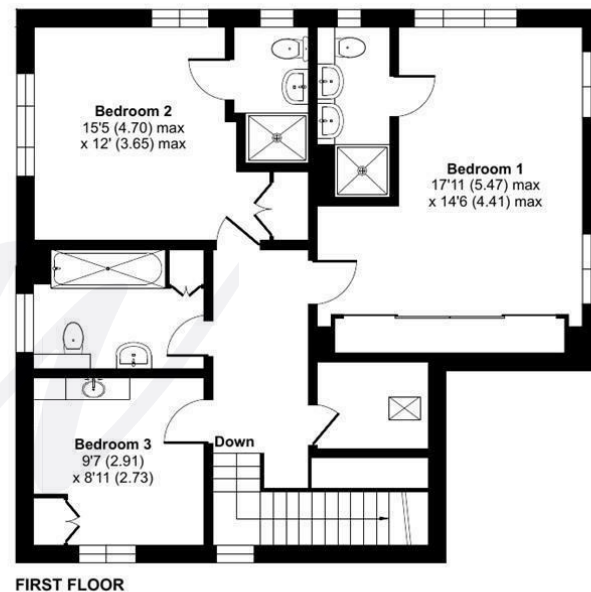
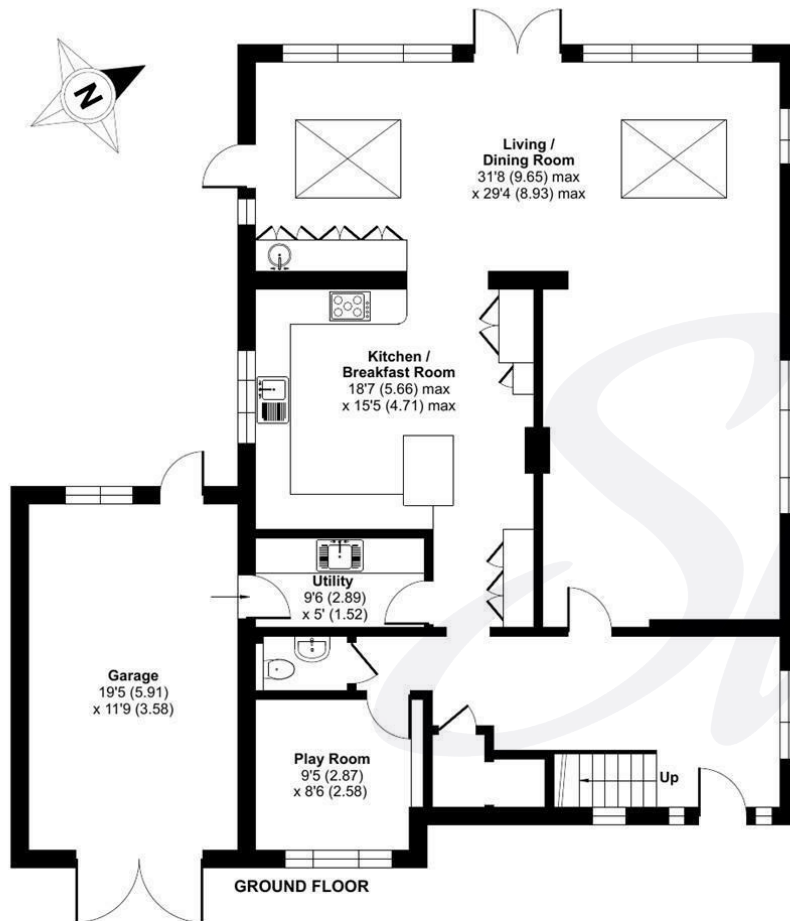


Approximate Area = 2051 sq ft / 190.5 sq m

Garage = 228 sq ft / 21.1 sq m

Total = 2279 sq ft / 211.6 sq m

For identification only - Not to scale





[simswilliams.co.uk](http://simswilliams.co.uk)

#### CHICHESTER

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8-9 Southgate

Sales 01243 787868

Lettings 01243 836055

[chichester@simswilliams.co.uk](mailto:chichester@simswilliams.co.uk)

#### WALBERTON

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5 Maple Parade

Sales 01243 551368

Lettings 01243 836055

[walberton@simswilliams.co.uk](mailto:walberton@simswilliams.co.uk)

#### ARUNDEL

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8a High Street

Sales 01903 885678

Lettings 01903 881133

[arundel@simswilliams.co.uk](mailto:arundel@simswilliams.co.uk)

#### BOGNOR REGIS

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46 High Street

Sales 01243 862626

Lettings 01243 836055

[bognor-regis@simswilliams.co.uk](mailto:bognor-regis@simswilliams.co.uk)

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.