



3 Brook Lea, Hunston PO20 1NR  
£680,000 Freehold



4 Bedrooms



3 Bathroom



2 Reception Rooms

*Sw*

Sims Williams



## Key Features

- Superb Detached House
- Exclusive Private Development
- Hall, Cloakroom & Utility
- Kitchen/Dining/Sitting Room
- Drawing Room & Study
- 4 Bedrooms, 3 Bath/Shower
- Car Barn & Parking
- No Onward Chain
- Landscaped Gardens

## EPC Rating

Current = B

Potential = A

## Council Tax Band


Band = F

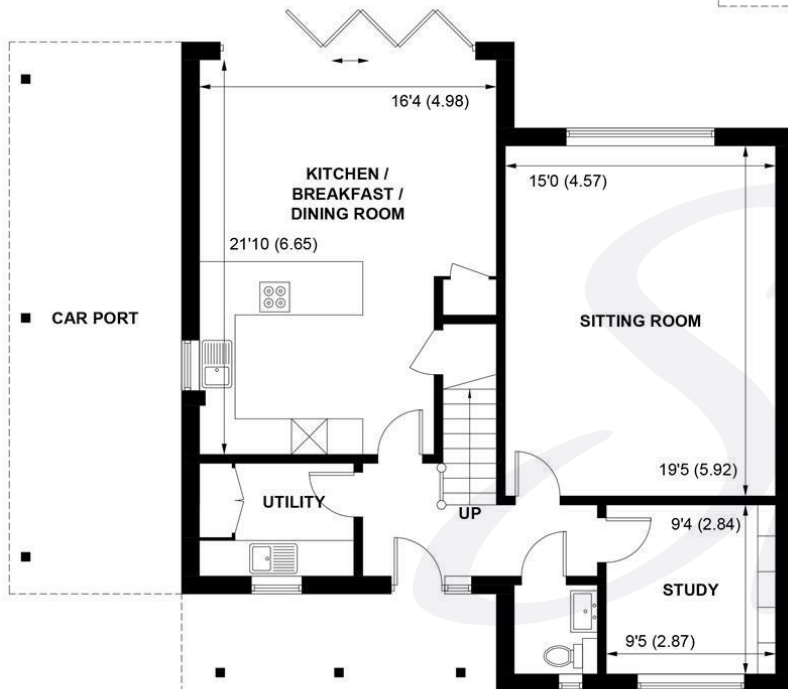
## Tenure - Freehold

Estate Charges: £1,320 per annum  
which is taken quarterly as £330

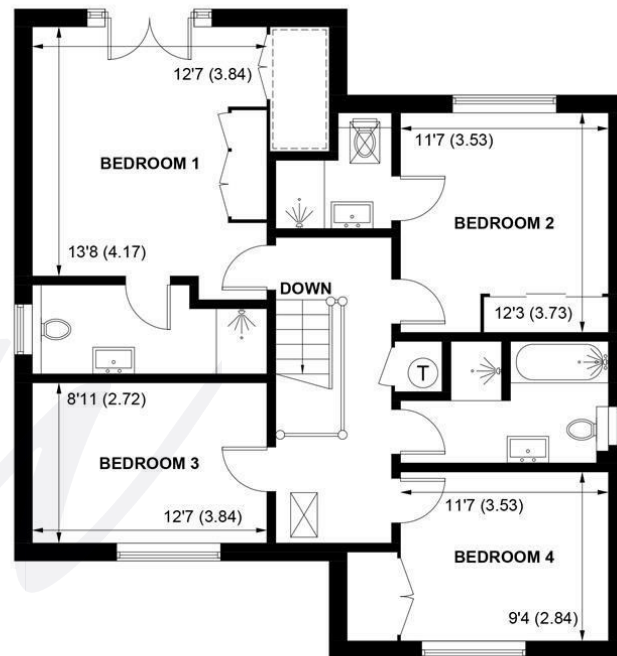




 = Reduced headroom below 1.5m / 5'0



**GROUND FLOOR**



**FIRST FLOOR**

**APPROXIMATE GROSS INTERNAL AREA = 1837 SQ FT / 170.7 SQ M**

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

**Produced for Sims Williams**



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#### CHICHESTER

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Lettings 01243 836055

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

#### WALBERTON

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5 Maple Parade

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Lettings 01243 836055

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

#### 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.