



4 Hazel Close, Walberton, BN18 0QN

Guide Price £460,000 Freehold



3 Bedrooms



2 Bathrooms



1 Reception Room

*SW*

Sims Williams

## Key Features

- Link Detached House
- Double Aspect Lounge
- Fitted Kitchen
- Ground Floor Cloakroom
- 3 Bedrooms
- En Suite Shower Room
- Family Bathroom
- Westerly Rear Gardens
- Driveway & Carport

## EPC Rating

Current = B  
Potential = A

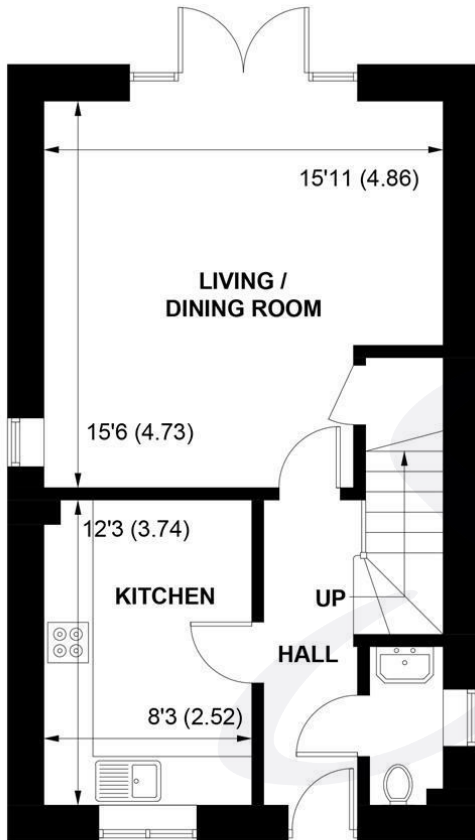
## Council Tax Band

Band = D

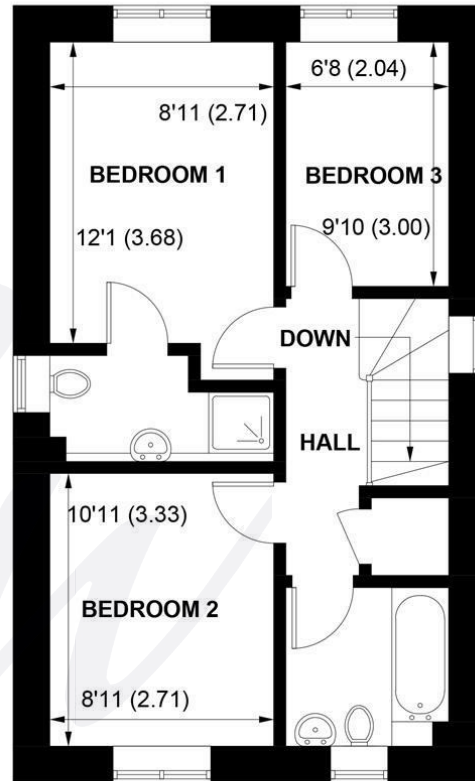
## Tenure - Freehold

Estate Charges:  
A Self Managed Development by  
the Residents





**GROUND FLOOR**



**FIRST FLOOR**

**APPROXIMATE GROSS INTERNAL AREA = 922 SQ FT / 85.7 SQ M**

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2021 ©

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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 551368. These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract.