



2 Norfolk Way, Elmer Sands PO22 6JF

£575,000 Freehold



4 Bedrooms



2 Bathroom



3 Reception Rooms

Sw

Sims Williams

Key Features

- Detached Family House
- Three Reception Rooms
- Kitchen/Breakfast Room
- Utility & Shower Room
- Four Good Size Bedrooms
- Modern Family Bathroom
- Southerly Garden
- Solar Panels & Electric Car Charging Point
- Integral Single Garage & Ample Off Road Parking

EPC Rating

Current = D

Potential = C

Council Tax Band

Band = E

Tenure - Freehold

Estate Charges: £180 Per Annum





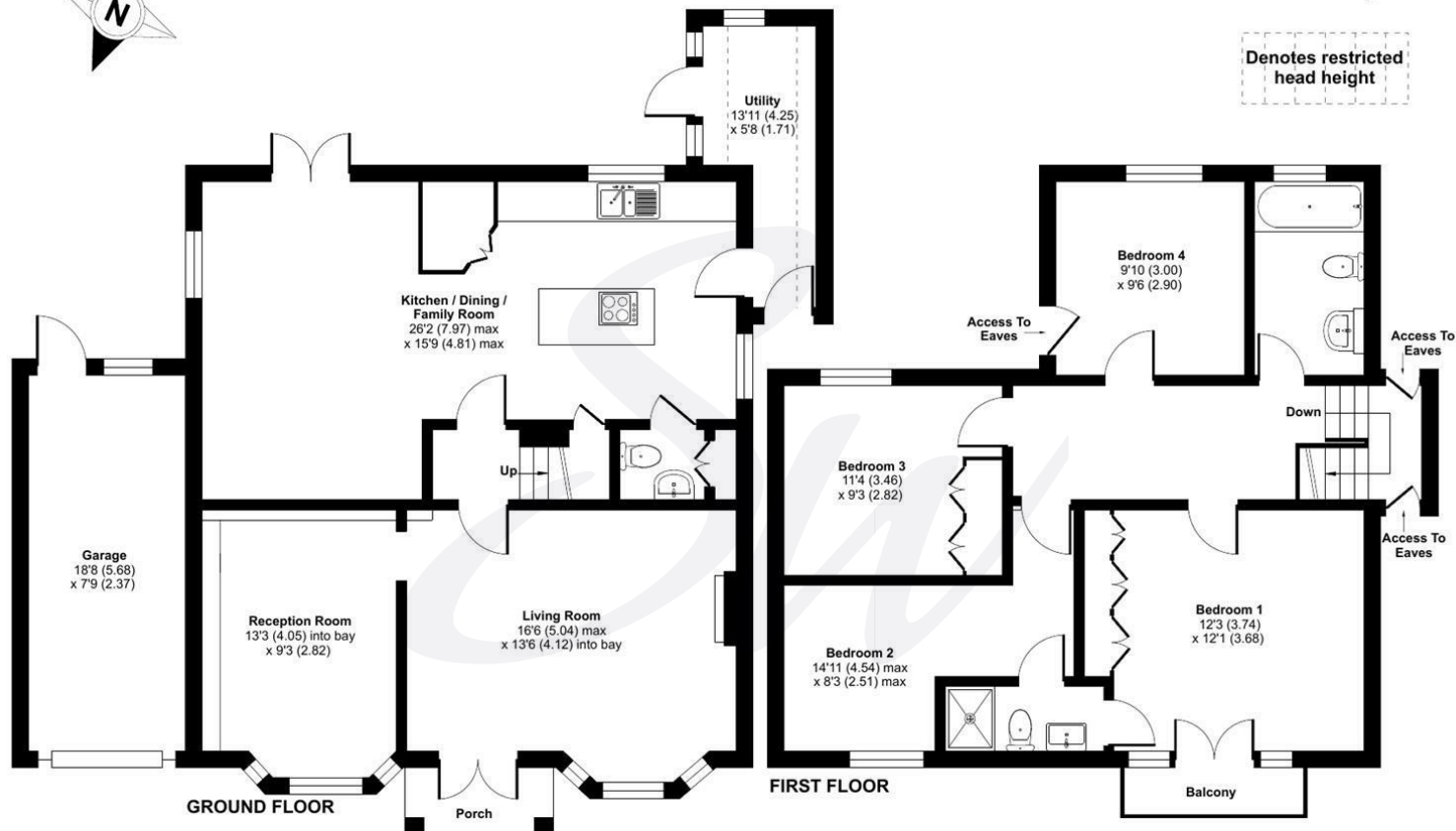
Approximate Area = 1527 sq ft / 141.8 sq m

Garage = 145 sq ft / 13.4 sq m

Total = 1672 sq ft / 155.2 sq m

For identification only - Not to scale

Denotes restricted
head height





simswilliams.co.uk

CHICHESTER

8-9 Southgate

Sales 01243 787868

Lettings 01243 836055

chichester@simswilliams.co.uk

WALBERTON

5 Maple Parade

Sales 01243 551368

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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

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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.