



2 Myddleton Terrace Shripney Lane, Shripney PO22 9NS  
£420,000 Freehold



2 Bedrooms



1 Bathroom



2 Reception Rooms





## Key Features

- Character Semi-Rural Home
- Attractive Views Across Fields And Paddocks
- Two Bedrooms Plus Two Loft Rooms
- Open Plan Lounge/Dining Room
- Separate Snug
- Utility Room And Ground Floor Cloakroom
- Original Fireplaces And Character Features
- Off Road Parking And Powered Workshop
- Chain Free

## EPC Rating

Current = D

Potential = B

## Council Tax Band

Band = C

## Tenure - Freehold

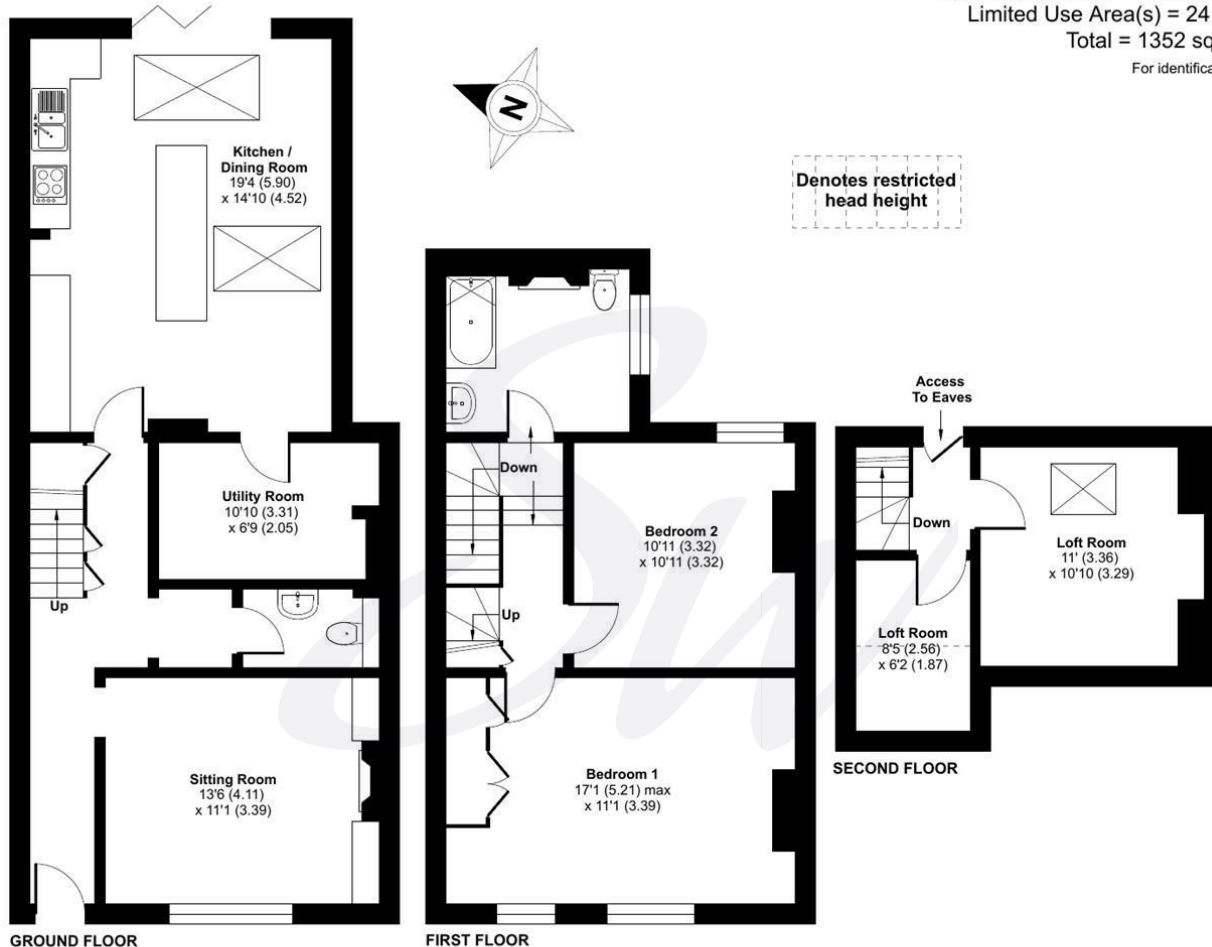


Approximate Area = 1328 sq ft / 123.3 sq m

Limited Use Area(s) = 24 sq ft / 2.2 sq m

Total = 1352 sq ft / 125.5 sq m

For identification only - Not to scale





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#### 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.