



6 The Cedars, Barnham PO22 0EZ

£685,000 Freehold



4 Bedrooms



3 Bathrooms



4 Reception Rooms

*Sw*

Sims Williams



## Key Features

- Kitchen/Diner/Family Room
- Sitting Room Onto Garden
- 2nd Reception Room & Study
- Utility & Cloakroom
- Main Bedroom with En Suite & Dressing Area
- 3 Further Double Bedrooms
- Further En Suite & Family Bathroom
- Secluded Garden
- Double Garage & Parking

## EPC Rating

Current = B

Potential = B

## Council Tax Band

Band = F

## Tenure - Freehold

Estate Charges: £490.44 per annum (payable 6 monthly in advance).

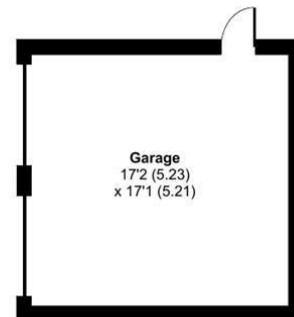
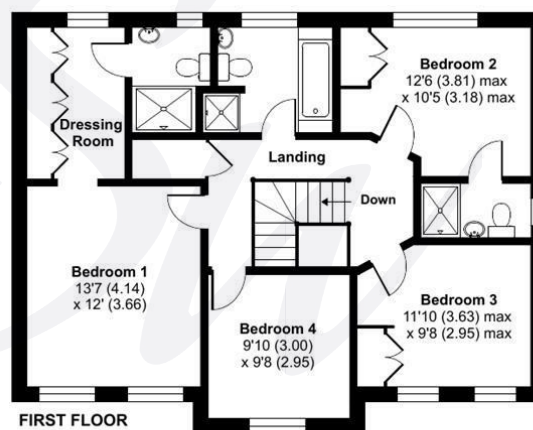
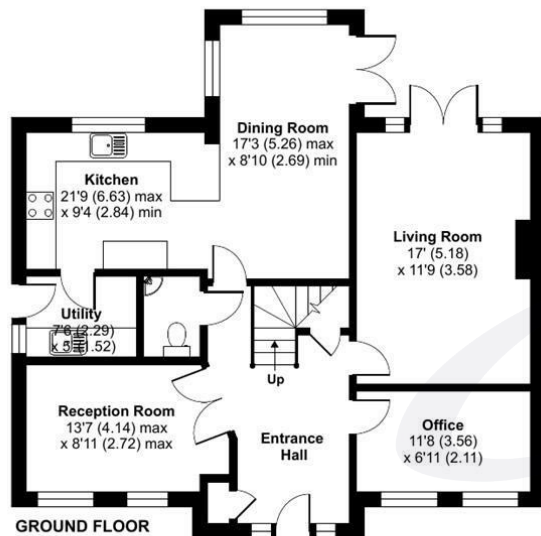


Approximate Area = 1788 sq ft / 166.1 sq m

Garage = 299 sq ft / 27.7 sq m

Total = 2087 sq ft / 193.8 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 551368. These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract.