



10 Wealden Drive, Westhampnett PO18 0SF  
£485,000 Leasehold



3 Bedrooms



3 Bathrooms



2 Reception Rooms



## Key Features

- End Terrace Townhouse
- Popular Grange Development
- Spacious Sitting Room
- Kitchen/Breakfast Room
- 3 Double Bedrooms
- Bathroom & 2 En Suites
- Southerly Rear Garden
- Double Garage

## EPC Rating

Current = C

Potential = B

## Council Tax Band

Band = F

## Tenure - Leasehold

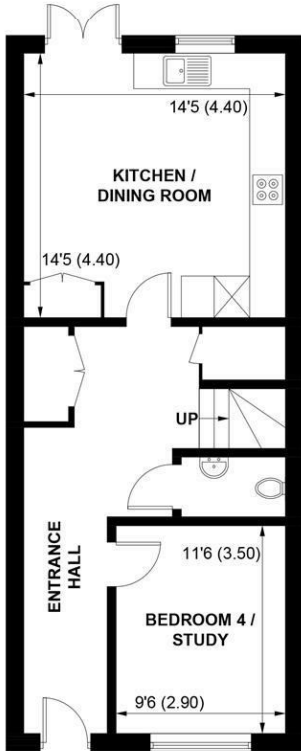
Length of Lease: 250 yrs

Years Remaining: 230 yrs

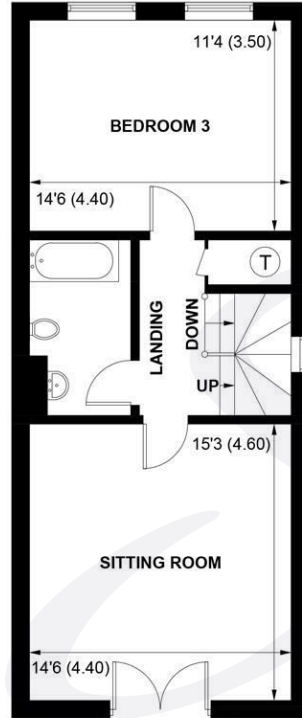
Ground Rent: £488.00 pa

Service Charge: 364.00 pa

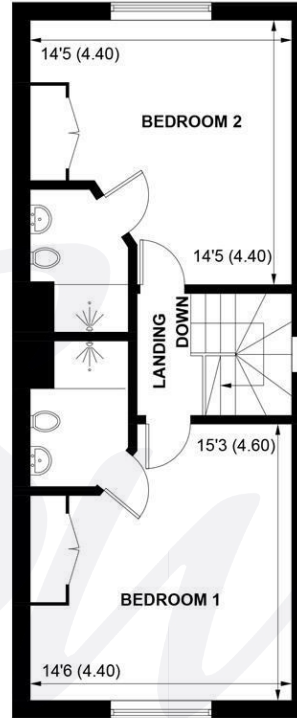




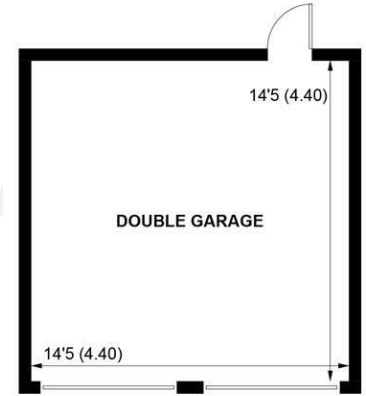
**GROUND FLOOR**



**FIRST FLOOR**



**SECOND FLOOR**



**(NOT SHOWN IN ACTUAL LOCATION / ORIENTATION)**

**APPROXIMATE GROSS INTERNAL AREA = 1633 SQ FT / 151.7 SQ M**

**DOUBLE GARAGE = 311 SQ FT / 28.9 SQ M**

**TOTAL = 1944 SQ FT / 180.6 SQ M**

**NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2026 ©**

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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.