



31 Dowling Way, Walberton, BN18 0GS

£445,000 Freehold



3 Bedrooms



2 Bathrooms



2 Reception Rooms

Sw

Sims Williams

Key Features

- Detached Family House
- Bright & Spacious Throughout
- Kitchen/Dining Room
- Sitting Room with French Doors
- 3 Generous Size Bedrooms
- En Suite to Main & Family Bathroom
- Feature Landscaped Rear Garden
- South Facing with Entertaining Areas
- Driveway & Garage

EPC Rating

Current = B
Potential = A

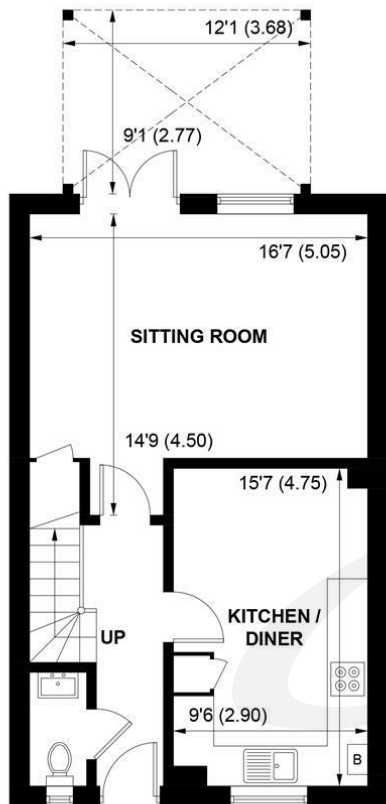
Council Tax Band

Band = D

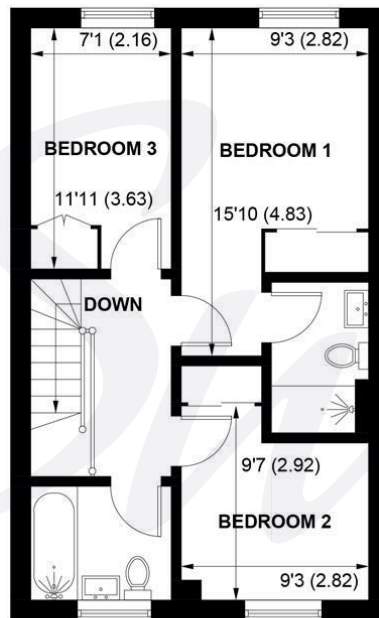
Tenure - Freehold

Gateway Managing Agents
Approximately £195 every 6 months

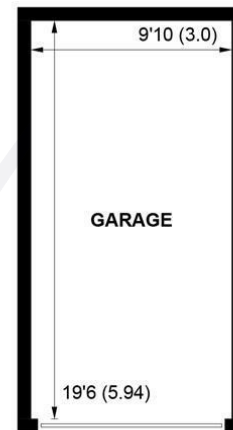




GROUND FLOOR



FIRST FLOOR



(NOT SHOWN IN ACTUAL
LOCATION / ORIENTATION)

APPROXIMATE GROSS INTERNAL AREA = 933 SQ FT / 86.7 SQ M

GARAGE = 191 SQ FT / 17.8 SQ M

TOTAL = 1124 SQ FT / 104.5 SQ M

(EXCLUDING SHELTER)

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

Produced for Sims Williams



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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.