



30 Dowling Way, Walberton, BN18 0GX

£600,000 Freehold



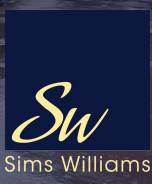
4 Bedrooms



2 Bathrooms



3 Reception Rooms



Sims Williams

## Key Features

- Detached Family House
- Built In 2023 By Linden Homes
- Double Aspect Sitting Room
- Kitchen/Breakfast Room
- Office/Playroom For Flexible Use
- 4 Well Proportioned Bedrooms
- Dressing Room & En Suite to Main
- Low Maintenance Rear Garden
- Double Garage & Driveway

## EPC Rating

Current = B

Potential = A

## Council Tax Band

Band = F

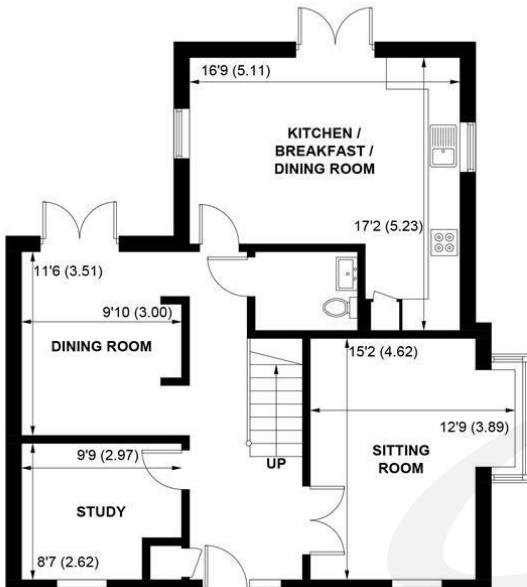
## Tenure - Freehold

Estate Charges:

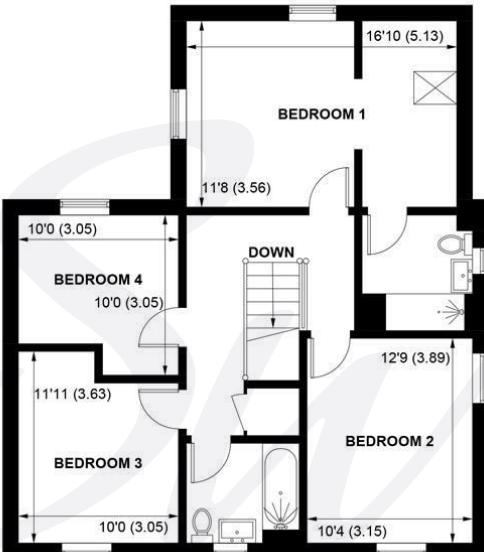
Gateway

£185 twice a year

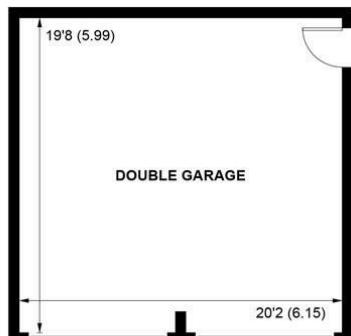




GROUND FLOOR



FIRST FLOOR



(NOT SHOWN IN ACTUAL  
LOCATION / ORIENTATION)

APPROXIMATE GROSS INTERNAL AREA = 1590 SQ FT / 147.7 SQ M  
DOUBLE GARAGE = 397 SQ FT / 36.9 SQ M  
TOTAL = 1987 SQ FT / 184.6 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 551368. These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract.