



49 Hewarts Lane, Rose Green PO21 3DR

£440,000 Freehold



3 Bedrooms



2 Bathroom



2 Reception Rooms

*Sw*  
Sims Williams

## Key Features

- Presented To A High Standard
- Bright And Spacious Layout
- Open-Plan Kitchen / Family Room
- Stylish Modern Bathrooms
- Flexible Bedroom / Office Space
- Three Bedrooms
- Secluded Rear Garden
- Ample Driveway Parking
- Garage With Through Access

## EPC Rating

Current = D

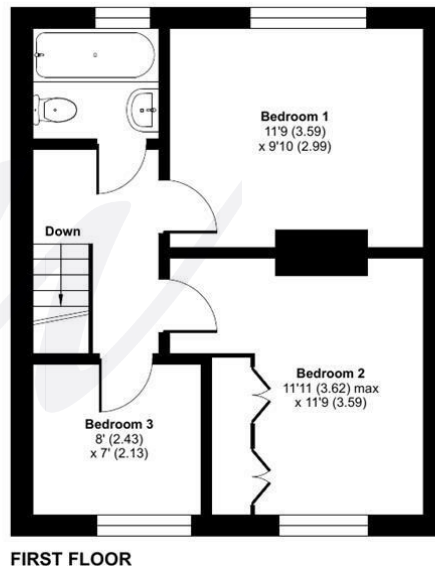
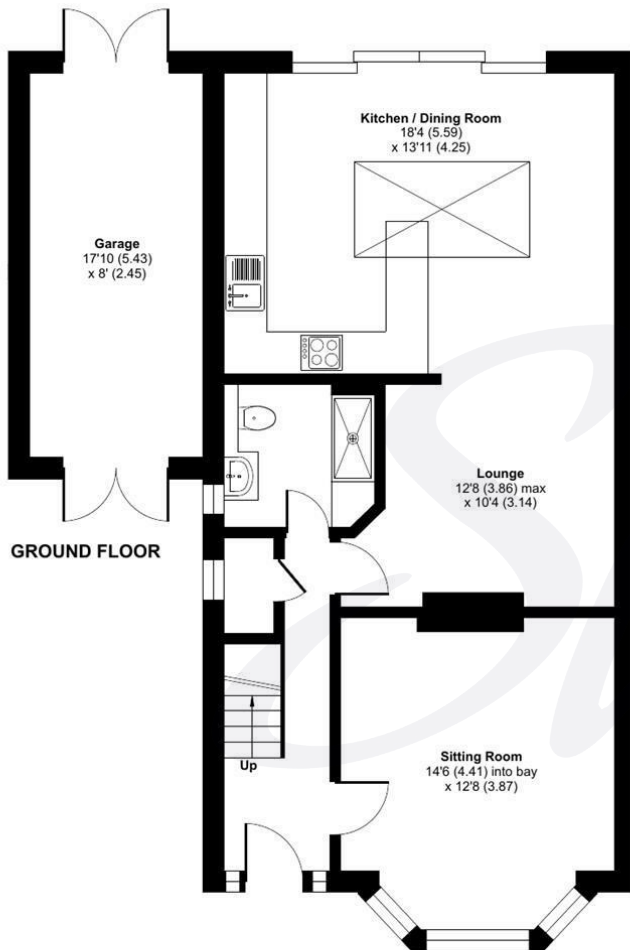
Potential = C

## Council Tax Band

Band = E

## Tenure - Freehold





Approximate Area = 1104 sq ft / 102.5 sq m

Garage = 143 sq ft / 13.2 sq m

Total = 1247 sq ft / 115.7 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

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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.