



Ambledown Charnwood Road, North Bersted PO22 9DU

£345,000 Freehold



2 Bedrooms



1 Bathroom



1 Reception Room

Sw

Sims Williams

Key Features

- Detached Bungalow
- Two Double Bedrooms
- Modern Shower Room
- Lounge/Diner
- Kitchen
- Double Glazing
- Secluded Garden
- Garage
- No Forward Chain

EPC Rating

Current = D

Potential = B

Council Tax Band

Band = D

Tenure - Freehold





Approximate Area = 814 sq ft / 75.6 sq m

Garage = 198 sq ft / 18.3 sq m

Total = 1012 sq ft / 93.9 sq m

For identification only - Not to scale

Garage
19'11 (6.06)
x 10' (3.04)

GARAGE

Kitchen
10'10 (3.31) max
x 9'10 (3.00) max

Bedroom 1
13'11 (4.23)
x 9'10 (3.00)

Living / Dining Room
21'11 (6.68) max
x 14'6 (4.41) into bay

Bedroom 2
12'3 (3.74) into bay
x 11'7 (3.52) max

GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2025.
Produced for Sims Williams. REF: 1262399





simswilliams.co.uk

CHICHESTER

8-9 Southgate

Sales 01243 787868

Lettings 01243 836055

chichester@simswilliams.co.uk

WALBERTON

5 Maple Parade

Sales 01243 551368

Lettings 01243 836055

walberton@simswilliams.co.uk

ARUNDEL

8a High Street

Sales 01903 885678

Lettings 01903 881133

arundel@simswilliams.co.uk

BOGNOR REGIS

46 High Street

Sales 01243 862626

Lettings 01243 836055

bognor-regis@simswilliams.co.uk

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.