

SW

Sims Williams

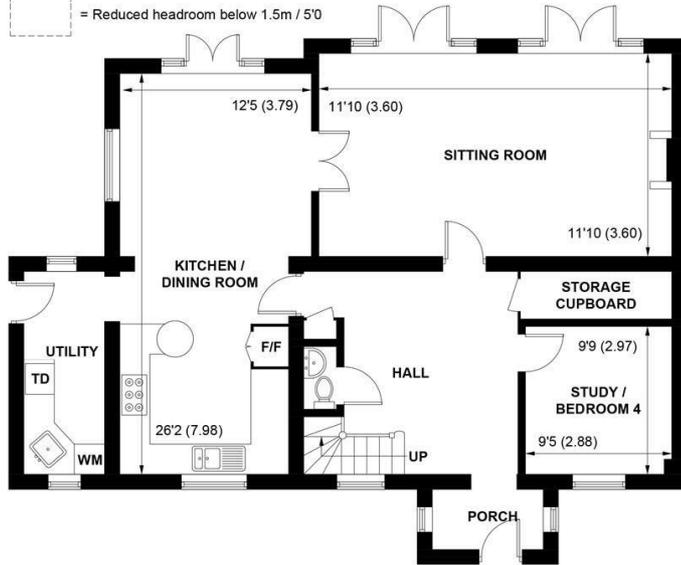


BROOKVIEW HOUSE, EASTERGATE LANE, WALBERTON, WEST SUSSEX, BN18 0BA





 = Reduced headroom below 1.5m / 5'0"



GROUND FLOOR



FIRST FLOOR

APPROXIMATE GROSS INTERNAL AREA = 2085 SQ FT / 193.7 SQ M

**NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2020 ©
Produced for Sims Williams**

£799,950 Freehold

**BROOKVIEW HOUSE,
EASTERGATE LANE,
WALBERTON,
BN18 0BA**

- Generous Kitchen/Diner
- Sitting Room With Fireplace
- Separate Utility Room
- Ground Floor Cloakroom
- Study/Bedroom 4
- 3 Double Bedrooms
- 2 En Suites & Family Bathroom
- Large Southerly Garden
- Ample Driveway Parking

EPC RATING

Current = D
Potential = C

COUNCIL TAX BAND

Band = D

Brookview House is a beautifully presented detached family home in a semi rural location on the outskirts of Walberton Village.

Accommodation comprises porch into spacious entrance hall with cloakroom and stairs to the first floor, and a good size study/bedroom 4 with a large storage cupboard adjacent which could be used to create an en suite (subject to services).

The kitchen/diner is fitted with a good range of modern wood fronted units with granite worktops, a peninsula breakfast bar, integrated dishwasher, space for range cooker with extractor over and space for fridge/freezer. The dining room has ample space for table and chairs and double doors to the outside as well as to the sitting room. There is also a separate utility room.

The large sitting room has an impressive brick fireplace and 2 sets of doors out to the garden. The ground floor benefits from underfloor heating.

Upstairs there are 3 double bedrooms and 3 bathrooms. The master suite has a Juliet balcony overlooking the garden, a dressing room, en suite bathroom with twin sinks, bath and separate shower cubicle.

Bedrooms 2 and 3 are both doubles with built in wardrobes. Bedroom 3 has an en suite shower room. There is also a spacious family bathroom.

Outside the Southerly gardens are a particular feature being mainly to lawn and borders with large paved patio, summerhouse, greenhouse and sheds. There is secure parking to the side of the house large enough for a motor home or boat/trailer. To the front is driveway parking for up to 4 cars.

Disclaimer

As the seller's agent we are not surveyors or conveyancing experts and as such we cannot and do not comment on the condition of the property or issues that may affect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquiries before making any transactional decisions.

Directions

From our office in Walberton head towards the village pond and bearing right into Eastergate Lane. The property can be found on the left hand side.



