



Heberbury, Church Lane, Eastergate, PO20 3XD

Offers Over £575,000 Freehold



5 Bedrooms



2 Bathrooms



2 Reception Rooms

*Sw*

Sims Williams



## Key Features

- Lounge/Diner Onto Garden
- Kitchen/Breakfast Room
- 2-3 Ground Floor Bedrooms
- Modern Shower Room
- 2 Large First Floor Bedrooms
- Bathroom With Separate Shower
- Generous South Facing Garden
- Studio/Home Office & Storeroom
- Ample Driveway Parking

## EPC Rating

Current = C

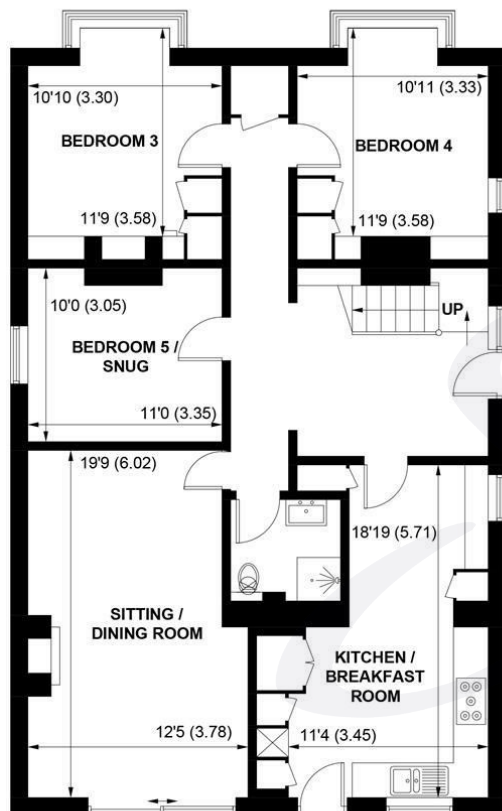
Potential = B

## Council Tax Band

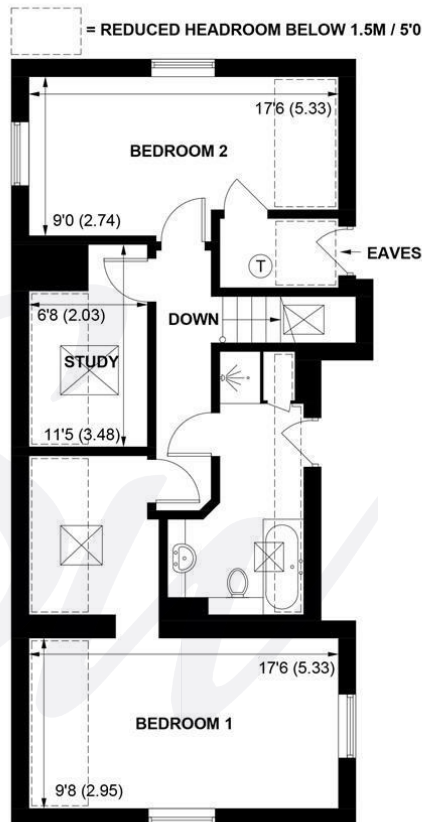
Band = F

## Tenure - Freehold

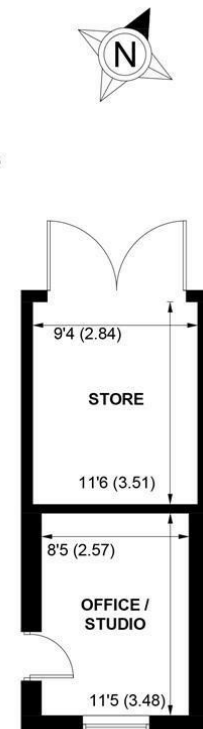




**GROUND FLOOR**



**FIRST FLOOR**



**APPROXIMATE GROSS INTERNAL AREA = 1810 SQ FT / 168.2 SQ M**  
**OUTBUILDING = 209 SQ FT / 19.4 SQ M**  
**TOTAL = 2019 SQ FT / 187.6 SQ M**



[simswilliams.co.uk](http://simswilliams.co.uk)

#### CHICHESTER

---

8-9 Southgate

Sales 01243 787868

Lettings 01243 836055

[chichester@simswilliams.co.uk](mailto:chichester@simswilliams.co.uk)

#### WALBERTON

---

5 Maple Parade

Sales 01243 551368

Lettings 01243 836055

[walberton@simswilliams.co.uk](mailto:walberton@simswilliams.co.uk)

#### ARUNDEL

---

8a High Street

Sales 01903 885678

Lettings 01903 881133

[arundel@simswilliams.co.uk](mailto:arundel@simswilliams.co.uk)

#### BOGNOR REGIS

---

46 High Street

Sales 01243 862626

Lettings 01243 836055

[bognor-regis@simswilliams.co.uk](mailto:bognor-regis@simswilliams.co.uk)

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.