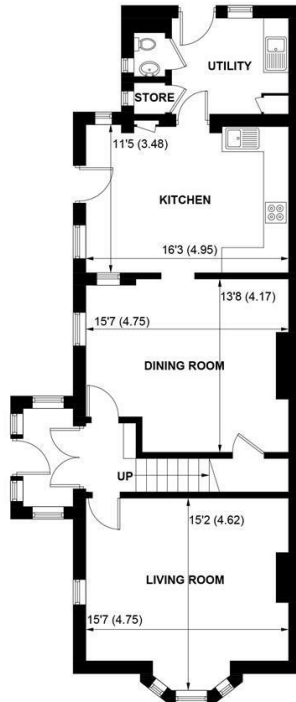


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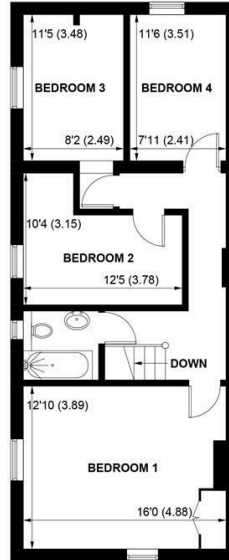
Sims Williams



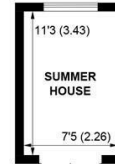
APRIL COTTAGE, DAIRY LANE, WALBERTON, SUSSEX, BN18 0PT



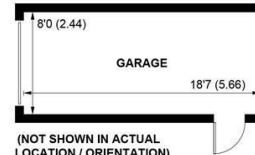
GROUND FLOOR



FIRST FLOOR



(NOT SHOWN IN ACTUAL  
LOCATION / ORIENTATION)



(NOT SHOWN IN ACTUAL  
LOCATION / ORIENTATION)

**APPROXIMATE GROSS INTERNAL AREA = 1495 SQ FT / 138.9 SQ M**

**SUMMER HOUSE / GARAGE = 232 SQ FT / 21.6 SQ M**

**TOTAL = 1727 SQ FT / 160.5 SQ M**

**NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2022 ©**

**Produced for Sims Williams**

# **£595,000 Freehold**

## **APRIL COTTAGE, DAIRY LANE, WALBERTON, SUSSEX, BN18 0PT**

- Lounge With Fireplace
- Family Room/Dining Room
- Fitted Kitchen/Breakfast Room
- Utility Room & Cloakroom
- 4 Good Size Bedrooms
- Family Bathroom
- Attractive Gardens
- Garage & Parking
- Summer House/Home Office

### **EPC RATING**

Current = D  
Potential = C

### **COUNCIL TAX BAND**

Band = F

This attractive Edwardian semi detached family home provides versatile and bright accommodation.

Entrance porch leading into hallway with stairs to the first floor.

Good size living room with an attractive bay window and open fire. The family room/dining room also has an open fireplace and a large under stair storage cupboard.

The kitchen/breakfast room has been refitted with a good range of units with built in double oven, hob and extractor over, dishwasher, space for fridge/freezer and ample room for a table and chairs. There is a stable door opening to the side garden.

Off the kitchen there is a separate large utility room, again with stable door. There is space and plumbing for various appliances and a ground floor cloakroom with adjacent storage cupboard giving the potential to provide a ground floor shower room.

On the first floor there are 4 good size bedrooms. The large master bedroom is dual aspect and has fitted wardrobes. The family bathroom has been refitted with a white suite comprising panel bath with shower over, wash basin and WC.

Outside the pretty cottage style gardens are mainly south and west facing being to lawn with mature flower and shrub borders and a paved patio area. There is a summer house/home office with power and light and double glazed windows. To the front there is off road parking and access to the detached single garage.

### **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 the shops at Maple Parade, Walberton proceed in a westerly direction along The Street. Take the 2nd turning left into Dairy Lane. The property can be found on the left.

**Sales & Lettings offices in Arundel, Bognor Regis, Chichester & Walberton**



