

## **Key Features**

- New-Build Detached Home
- Situated in Private Lane
- Kitchen/Breakfast/Dining Room
- Double Aspect Sitting Room
- 4 Bedrooms
- 3 Bathrooms
- U/floor Heating & Air Source Pump
- 4.5kW Solar PV System Installed
- Double Garage & Driveway
- Chain Free Sale

# **EPC Rating**

Current = A Potential = A

### Council Tax Band

Band = New Build TBC

**Tenure - Freehold** 





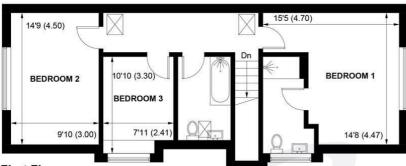




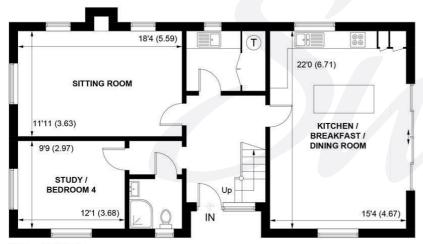


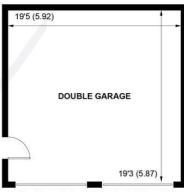






#### First Floor





**Ground Floor** 

(Not Shown In Actual Location / Orientation)

APPROXIMATE GROSS INTERNAL AREA = 1595 SQ FT / 148.2 SQ M GARAGE = 371 SQ FT / 34.5 SQ M TOTAL = 1966 SQ FT / 182.7 SQ M



#### 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

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#### **BOGNOR REGIS**

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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.