

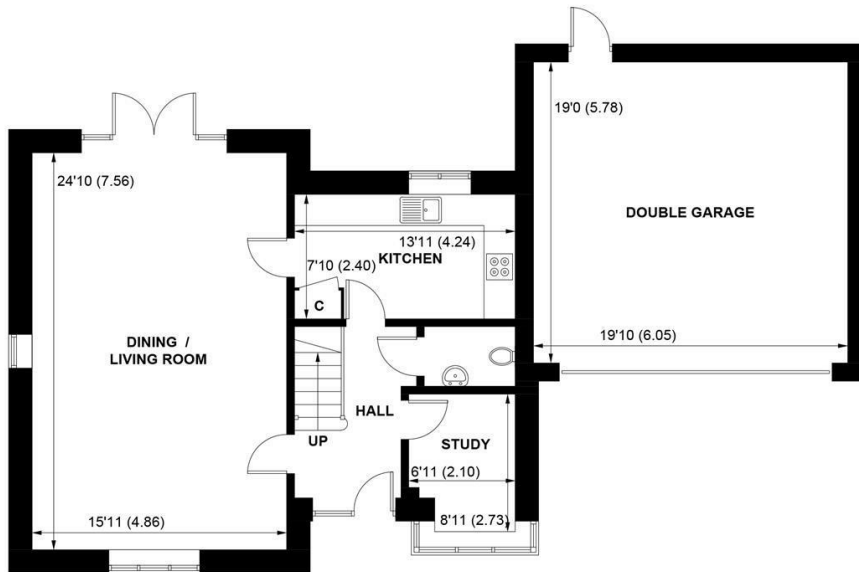


Sims Williams

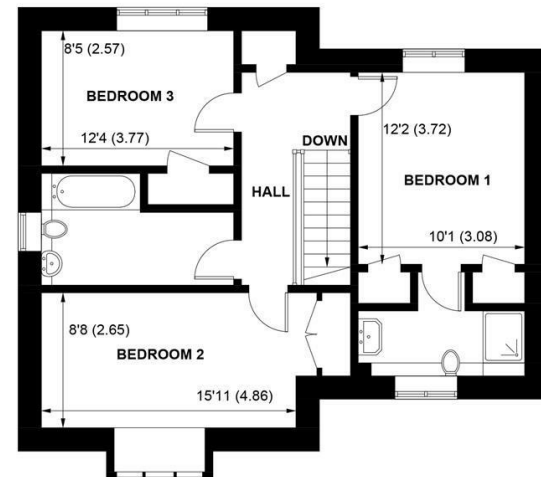


3 HAZEL CLOSE, WALBERTON, WEST SUSSEX, BN18 0QS





**GROUND FLOOR**



**FIRST FLOOR**

**APPROXIMATE GROSS INTERNAL AREA = 1383 SQ FT / 128.5 SQ M**

**DOUBLE GARAGE = 380 SQ FT / 35.3 SQ M**

**TOTAL = 1763 SQ FT / 163.8 SQ M**

**NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2021 ©**

**Produced for Sims Williams**

# £625,000 Freehold

## 3, HAZEL CLOSE, WALBERTON, WEST SUSSEX, BN18 0QS

- Select Private Development
- Triple Aspect Lounge
- Ground Floor Study
- Fitted Kitchen
- Integrated Appliances
- 3 Double Bedrooms
- En Suite Shower Room
- Westerly Rear Garden
- Double Garage

### EPC RATING

Current = To Be Advised  
Potential = To Be Advised

### COUNCIL TAX BAND

Band = To Be Advised

Hazel Close is a select development of just 9 newly built 3 and 4 bedroom houses in a private Cul de Sac off West Walberton Lane. Walberton village has good local amenities including village school, shopping facilities and village pub.

Barnham with its mainline station is about a mile and a half, whilst access to Slindon Woods is also nearby. There is also good road access to Chichester, Portsmouth, Worthing and Brighton via the A27.

Built to an exceptionally high standard by Driftstone Developments, the properties will benefit from bespoke fitted kitchens and integrated appliances. Bathrooms, en suites and ground floor cloakrooms are fitted with stylish Porcelanosa sanitaryware and tiling.

3 Hazel Close is an attractive detached house with good size ground floor accommodation comprising reception hall, triple aspect lounge/dining room which opens onto the gardens. The kitchen is well fitted with integrated appliances. There is also a useful study and ground floor cloakroom.

On the first floor, there are 3 double bedrooms with the master having an en suite shower room and fitted wardrobes. There is also a stylish family bathroom.

Outside, the development will be landscaped and individual plots enclosed by close board fencing each side and ranch style to the rear, paved patio areas to the rear and block paved driveways leading to the garages/carports.

### 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 parade of shops in Walberton village proceed west along The Street towards the village green and duck pond. Turn right into West Walberton Lane. Hazel Close is the third turning on the right, just after Copse Lane.

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



