



Sims Williams



PLOT 130 SYLVAN MEADOWS, TYE LANE, WALBERTON, WEST SUSSEX, BN18 0PS



Ground Floor

| | |
|---------------------|----------------|
| Lounge | 4750 x 3340 mm |
| Kitchen/Family Room | 3990 x 5970 mm |
| WC | 2030 x 1530 mm |

DRIVE THROUGH



First Floor

| | | |
|-----------|----------------|----------------|
| Bedroom 1 | 2880 x 4680 mm | 9'5" x 15'4" |
| En Suite | 1230 x 1790 mm | 4'0" x 5'11" |
| Bedroom 2 | 5250 x 3120 mm | 17'3" x 10'3" |
| Bedroom 3 | 3590 x 3230 mm | 11'10" x 10'7" |
| Bedroom 4 | 2890 x 2650 mm | 9'6" x 8'8" |
| Bathroom | 2200 x 2060 mm | 7'3" x 6'9" |

Key

- B Boiler
- W Wardrobe space
- ST Store
- ↔ Dimension location

WALBERTON OFFICE

5 Maple Parade
Walberton
BN18 0PR

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£497,500 Freehold

PLOT 130, SYLVAN MEADOWS, TYE LANE, WALBERTON, WEST SUSSEX, BN18 0PS

- 4 Bedroom New Home
- Popular Village Location
- Kitchen Upgrade to Gold Package
- Bay Fronted Lounge
- Main Bedroom with En-Suite
- Solar Panels (PV)
- Southerly Garden
- Garage & 3 Parking Spaces
- 10 Year NHBC Warranty

EPC RATING

Current =
Potential =

COUNCIL TAX BAND

Band = New Build

Sylvan Meadows is a collection of new homes located in the sought after West Sussex village of Walberton. This development by David Wilson Homes offers 2, 3 and 4 bedroom homes surrounded by public open space and play area. Walberton has all the traditional delights of market village living, with close proximity to local supermarkets, schools, sports facilities and restaurants. Sylvan Meadows benefits from both the coast and countryside and is well connected via the A27 and A29 to Chichester, Arundel & Bognor Regis. Barnham Mainline Train Station is just 5 minutes away with links to London, Gatwick Airport, Brighton & The South Coast.

The Freiston is a four bedroom link-detached house. This unique four bedroom home has an open-plan kitchen/family and dining area with French doors that open out onto the southerly aspect garden. The kitchen is upgraded to the GOLD package with silestone worktops. A generous bay-fronted lounge, W.C and utility cupboard complete the ground floor. It has GSH, thermostatic valves with a Combi boiler with integrated flue gas heat recovery which increases the boiler efficiency.

On the first floor, the main double bedroom has an en suite. There are three further bedrooms and a family bathroom.

Outside, there is a single garage and 3 parking spaces with EV charging point. The front and rear gardens are finished with turf and boundaries are defined by close-boarded fencing. Solar Panels (PV) are integrated into the roof for low profile and will help reduce electricity bills.

David Wilson Homes provide traditional homes built to a superb specification. These homes include some of the latest innovation in construction, heating and lighting technology. These provide excellent energy-efficiency performance to help reduce home running costs, whilst green features can support you to lower your carbon footprint in the future.

This stunning new home comes with a NHBC 10 year Buildmark warranty.

Estate Charge £257.94 per home per annum (Estimated?)

Council Tax Banding is not set until after Legal Completion

Energy Efficiency Rating: B

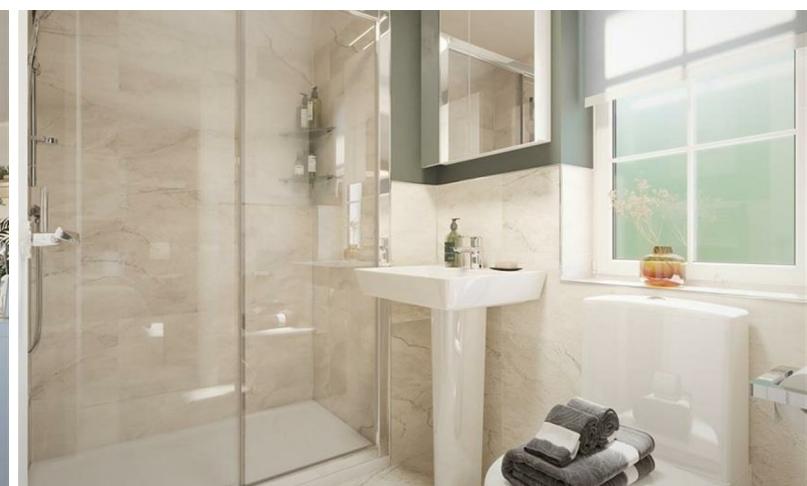
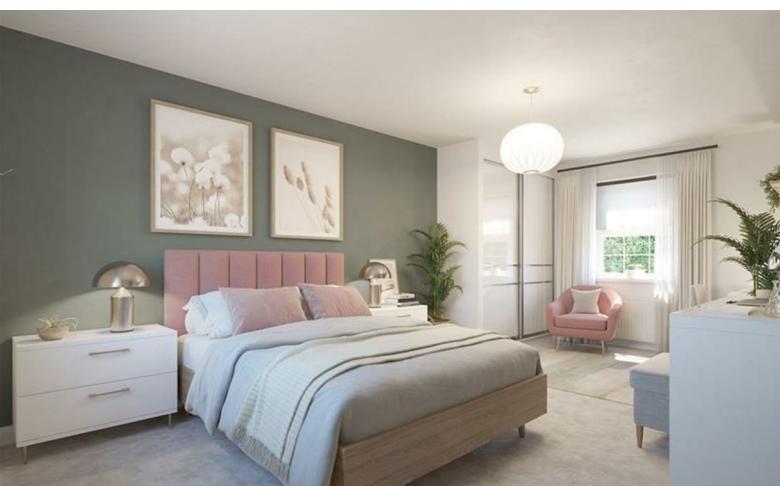
Environmental (CO2) Impact: B

New Homes 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. Images shown may be from previous developments and are just an indication for illustrative purposes only.

Directions

From our Walberton Office head west along The Street taking the first right into Tye Lane. Sylvan Meadows will be found on the left hand side.



The Property Ombudsman
Viewing Strictly by arrangement via the vendor's Sole 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

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