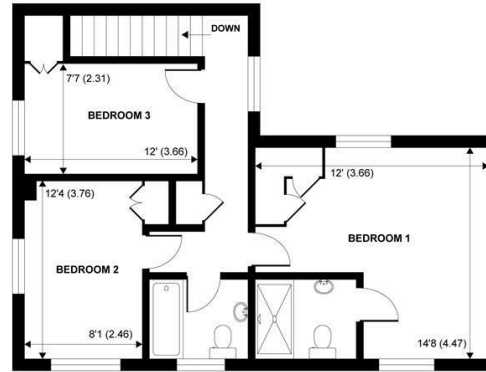




Sw

Sims Williams

16 WALBERTON PARK, THE STREET, WALBERTON, SUSSEX, BN18 0PJ



APPROX. GROSS INTERNAL FLOOR AREA 1188 SQ FT 110.3 SQ METRES
 NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2016©

WALBERTON OFFICE

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£400,000 Leasehold

16, WALBERTON PARK, THE STREET WALBERTON, SUSSEX, BN18 0PJ

- End Terrace Mews House
- Double Aspect Living Room
- Separate Dining Area
- Modern Fitted Kitchen
- Quality Oak Flooring
- 3 Good Size Bedrooms
- En Suite and Bathroom
- Garage & Parking Space
- Superb Communal Gardens

EPC RATING

Current = D

Potential = B

COUNCIL TAX BAND

Band = E

Walberton Park is well situated being a few steps from the local village facilities whilst Barnham, with its mainline train station provides a London and coastal service (Victoria 1 hour 20 minutes) is 1 mile distant. Good road links to Arundel and Chichester are also close by.

The property provides bright accommodation with the ground floor benefiting from quality oak flooring. The front door leads to the entrance hall with large storage cupboard, this was formally a ground floor cloakroom and could be reinstated.

The split level lounge/dining room is a triple aspect room with 3 large sash windows and glazed double doors opening onto the private courtyard.

The kitchen is fitted with a range of modern units and integrated appliances including stainless steel oven, hob and extractor. There is a built in fridge/freezer and washer/dryer.

On the first floor there are 3 good size bedrooms all with fitted wardrobes. The master bedroom is double aspect with views over the grounds and benefits from an en suite shower room. There is also a stylish family bathroom fitted with a white suite.

The property also benefits from wonderful

well kept grounds with rural views. There is parking together with a garage, which has loft storage and power. There is also a communal dustbin area.

The property is Leasehold on a 987 year lease from 1999, with each of the residents owning a share of the freehold. The service charge for 2019 was £4,225 per annum with a ground rent of £50.00 per annum.

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 east along The Street, taking the first turning on the right and immediately left into the driveway of Walberton Park.

