



The Street, Walberton, West Sussex, BN17

Guide Price **£500,000**



Property Type: Detached Bungalow

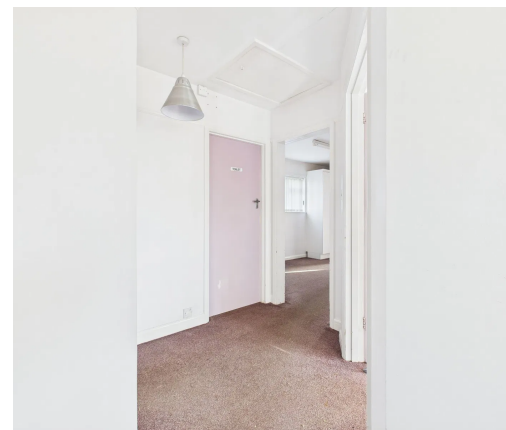
Bedrooms: 3

Bathrooms: 2

Receptions: 1

- Development for two semi detached bungalows
- Potential for one detached bungalow STPP
- Garden and extensive parking
- Fabulous village location
- Close to amenities
- Chain Free
- Requires updating
- Could suit a home worker with office/consultation space.

A former surgery in the heart of Walberton village offering prior consent for conversion into two dwellings, with further potential (STP) to create one larger home. Generous plot with parking, close to local amenities, Arundel, Goodwood, and the nearby coastline.





Located in the heart of the popular village of Walberton, this former doctor's surgery presents an excellent opportunity to create one or two well-proportioned homes in a convenient and desirable setting.

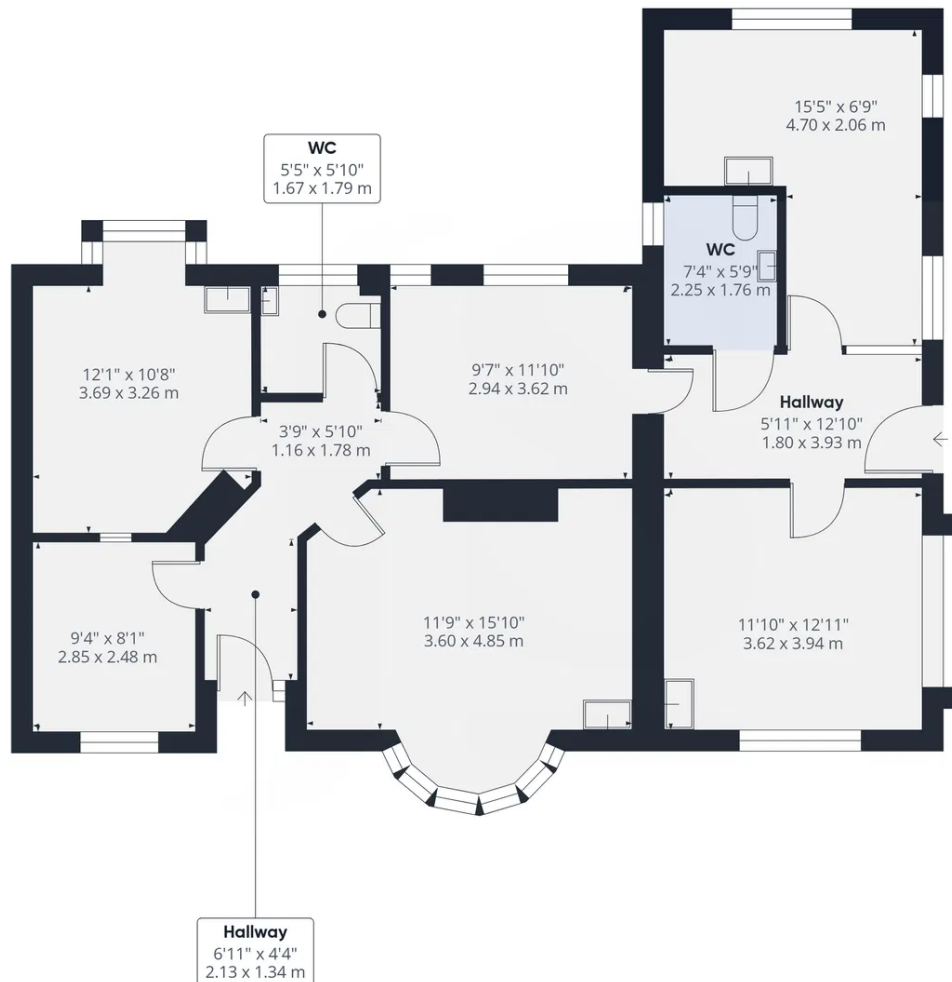
Set within a well-established residential area surrounded by a mix of traditional properties and village amenities, the building occupies a generous plot with private on-site parking. Previously used as a surgery, it now offers significant scope for redevelopment, with prior approval already granted for conversion into two dwellings (Ref: WA/15/23/PD) and the possibility, subject to planning, of reinstating it as one single residence.

Walberton is a well-connected and sought-after village, offering a local shop, café, primary school, and pub all within walking distance. The nearby A27 and A29 provide excellent access to Arundel, Chichester, and Worthing, while Barnham mainline station offers direct rail services to London, Gatwick, and Brighton.

The surrounding area provides plenty to enjoy — from the historic market town of Arundel and the sporting attractions of Goodwood, to the coastal beaches at Climping, Middleton-on-Sea and Bognor Regis.

This is a rare opportunity to secure a freehold site in a strong West Sussex location with clear residential potential, appealing both to those looking for a bespoke self-build project and to developers seeking a quality village conversion.





Approximate total area⁽¹⁾
1067 ft²
99 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Whilst we endeavour to make our properties particulars accurate and reliable, we have not carried out a detailed survey. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made to ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purposes only and are not drawn to scale. The services, where applicable, including electrical equipment and other appliances have not been tested and no warranty can be given that they are in working order, even where described in these particulars. Carpets, curtains, furnishing, gas fires, electrical goods/ fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.