



Guide Price
£635,000

Freehold

3x  1x  4x 

**The Street, Walberton,
Arundel, West Sussex
BN18**

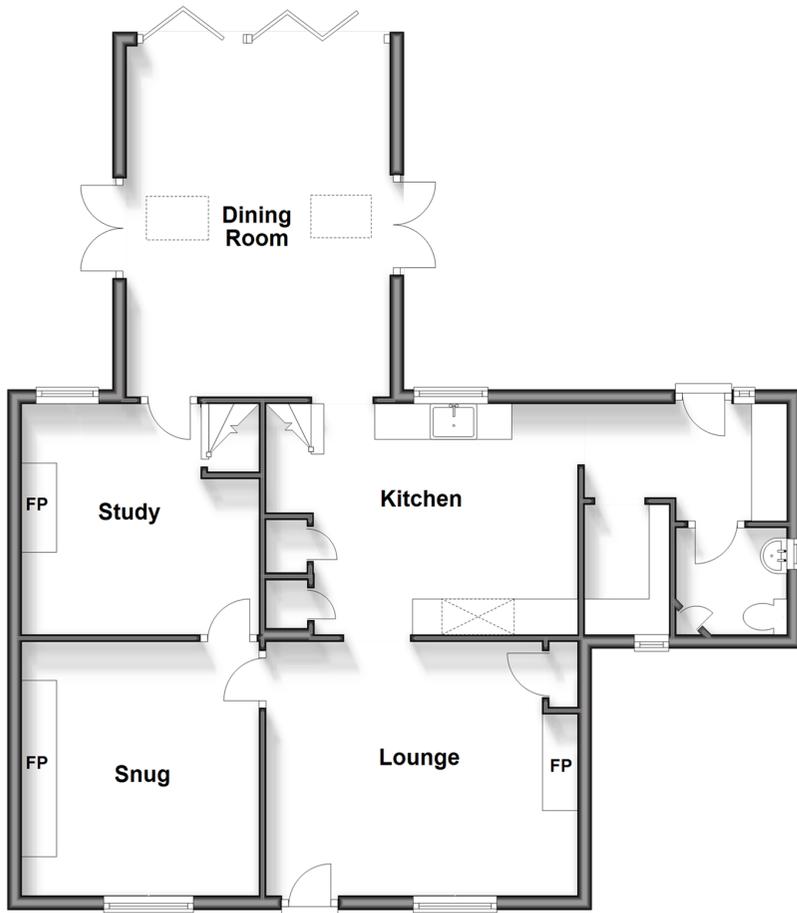
OVER 60?

Secure this property
for up to **59% less!**

cubitt & west
Helping you move forwards

Ground Floor

Approx. 82.9 sq. metres (892.1 sq. feet)



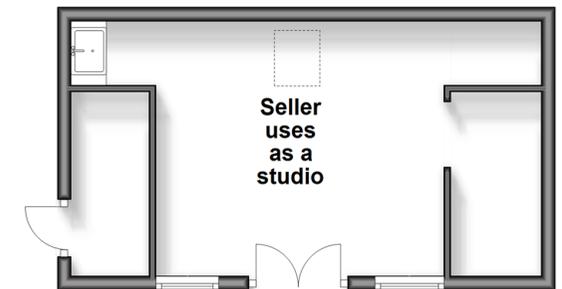
First Floor

Approx. 53.2 sq. metres (572.9 sq. feet)



Outbuilding

Approx. 23.9 sq. metres (256.9 sq. feet)



Accommodation

GROUND FLOOR

Lounge: 14'7 x 11'8 (4.45m x 3.56m)

Snug: 11'8 x 11'1 (3.56m x 3.38m)

Study : 10'9 x 10'7 (3.28m x 3.23m)

Kitchen/ Breakfast Room : 11'8 x 10'6 (3.56m x 3.20m)

Larder: 6'0 x 4'0 (1.83m x 1.22m)

Dining Room : 16'1 x 12'3 (4.91m x 3.74m)

Utility : 9'4 x 5'5 (2.85m x 1.65m)

Cloakroom

FIRST FLOOR

Landing

Bedroom 1: 14'2 x 11'3 (4.32m x 3.43m)

Bedroom 2: 11'3 x 10'8 (3.43m x 3.25m)

Bedroom 3: 10'5 x 8'1 (3.18m x 2.47m)

Bathroom

OUTSIDE

Driveway

Walled Front Garden

Walled Rear Garden

Powered Studio with Storeroom: 21'8 x 11'7 (6.61m x 3.53m)



Main features

- Charming Grade II listed flint and brick cottage circa 1702
- Beautifully maintained period features including wooden beams and fireplaces
- Extended dining room with large bifold doors, high ceilings & under floor heating
- Insulated & powered studio
- Located in the heart of the village with village school, pub & green just round the corner

Nearest Schools

Primary Schools: Walberton and Binsted CofE Primary 0.0 miles, Barnham Primary 1.1 miles, Slindon CofE Primary 1.2 miles
Secondary Schools: St Philip Howard Catholic High School, 1.3 miles

Transport Information

Train Stations: Barnham 1.2 miles, Ford 2.1 miles, Arundel 3.3 miles

Address

The Street, Walberton, Arundel, West Sussex BN18

Directions

For directions to this property please contact us.



cubitt&west
Helping you move forwards

Call Arundel Branch 01903 884420 ■ [cubittandwest.co.uk](https://www.cubittandwest.co.uk)



- If buying to let, the energy rating will need to be improved to at least 'E' rating before you can let the property
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.