



Guide Price
£800,000

Freehold

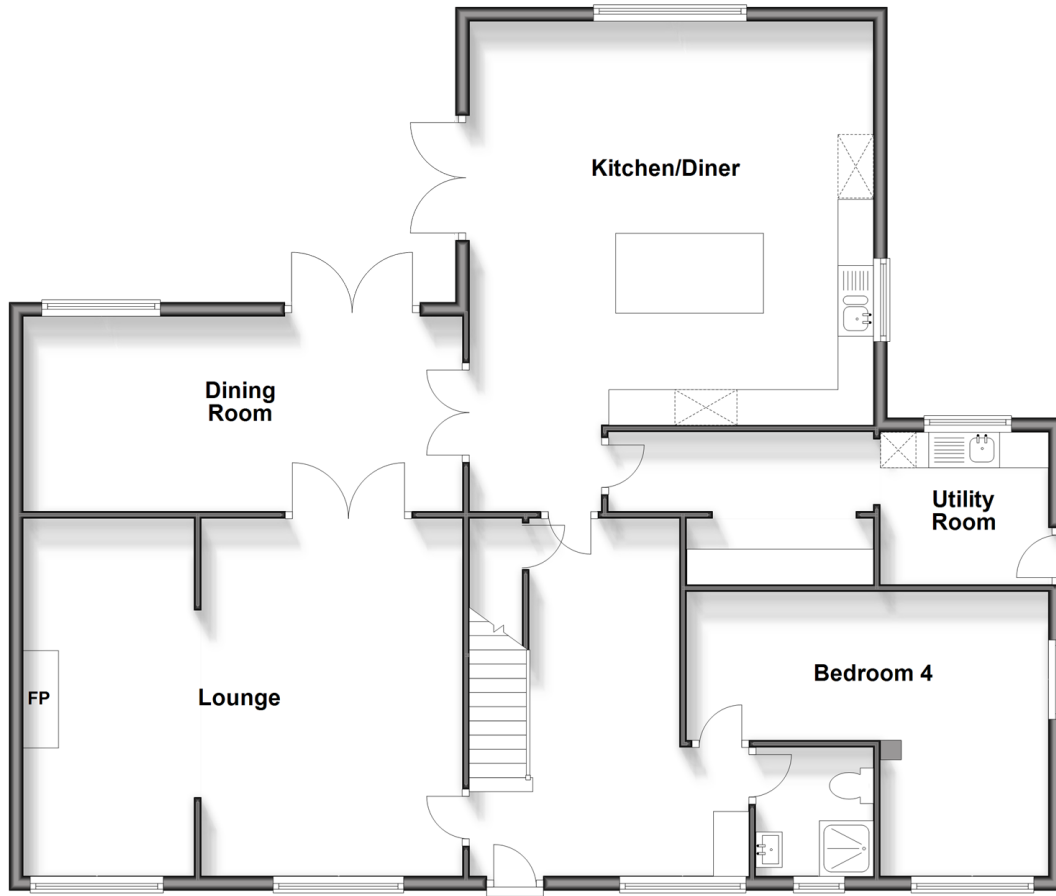
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**Avisford Park Road,
Walberton, Arundel,
West Sussex, BN18**

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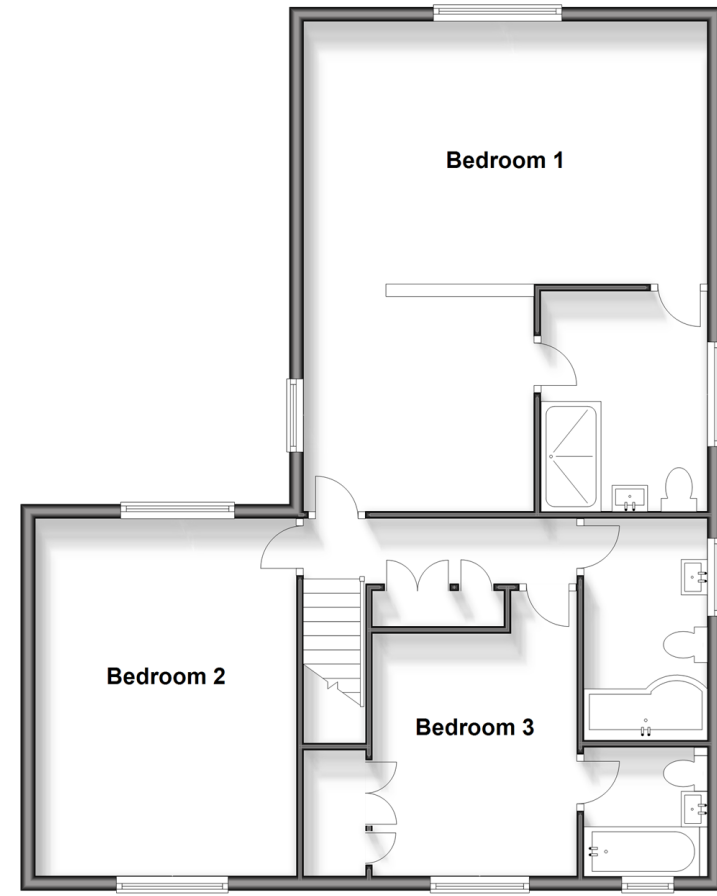
Ground Floor

Approx. 133.8 sq. metres (1440.5 sq. feet)



First Floor

Approx. 87.8 sq. metres (944.8 sq. feet)



Accommodation

GROUND FLOOR

Lounge : (L-shaped) 16'6 x 11'1 (5.03m x 3.38m) plus 17'0 x 7'10 (5.19m x 2.39m)

Dining Room: 20'7 x 9'0 (6.28m x 2.75m)

Kitchen : 18'11 x 18'10 (5.77m x 5.74m)

Utility Room : 20'2 x 7'4 (6.15m x 2.24m)

Entrance Hall : 16'6 maximum x 13'1 maximum (5.03m x 3.99m)

Bedroom 1: 16'9 maximum x 13'5 maximum (5.11m x 4.09m) narrowing to 6'11 minimum x 7'1 minimum (2.11m x 2.16m)

Shower Room : 5'9 x 5'5 (1.75m x 1.65m)

FIRST FLOOR

First Floor Landing

Bedroom 2: 16'8 x 12'0 (5.08m x 3.66m)

Bedroom 3: 10'6 x 9'6 (3.20m x 2.90m)

En Suite Shower Room : 5'10 x 5'9 (1.78m x 1.75m)

Bedroom 4: 22'8 maximum x 19'0 (6.91m x 5.80m)

En Suite Shower Room : 10'1 x 7'8 (3.08m x 2.34m)

OUTSIDE

Driveway

Front Garden

Rear Garden



Main features

- Charming detached house with ample parking perfect for a growing family
- Open planned kitchen dining area as well separate dining room
- Practical utility and cloakroom
- Sizable bedrooms
- Pretty rear cottage style garden with patio
- Village location with easy access to Arundel



Nearest Schools

Primary Schools: Walberton and Binsted CofE Primary 0.7 miles, Yapton CofE Primary 1.9 miles
Secondary Schools: St Philip Howard Catholic High School 3.1 miles, Slindon College 3.4 miles, Ormiston Six Villages Academy



Transport Information

Train Stations: Barnham 2.8 miles, Ford 3.3 miles, Amberley 4.7 miles



Address

Avisford Park Road, Walberton, Arundel, West Sussex, BN18



Directions

For directions to this property please contact us.



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■ Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details ■ Appliances & services are untested, dimensions are approximate and floor plans are not to scale



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