



CASETA

COPSE LANE | WALBERTON | BN18 0QH

SW

Sims Williams

CASETA

COPSE LANE, WALBERTON, BN18 0QH

- Detached Chalet Bungalow
- Potential To Extend
- Sitting Room & Conservatory
- Separate Dining Room/Bedroom 4
- Kitchen & Utility
- 2 GF Bedrooms & Shower Room
- FF Bedroom & En Suite
- Mature Gardens Of Approx 1.5 Acres
- Ample Parking

A unique opportunity to purchase this detached property that is offered for sale on the open market for the first time since it was built in 1923.

This chalet bungalow offers terrific scope for extending and improving to create a wonderful family home in a semi rural lane on the outskirts of Walberton village within easy reach of good road links via the A27 and A29 and 1.5 miles to Barnham mainline station.

The accommodation comprises spacious entrance hallway with stairs to the first floor, dual aspect living room with working fireplace and double doors into the large conservatory which overlooks the gardens.

Separate dining room and 2 ground floor bedrooms along with a modern shower room with large walk in shower and ample storage. There is also a separate cloakroom.

The kitchen/breakfast room is fitted with a good range of units with space for appliances, a walk in pantry and a door to the utility room which leads to the garden.

On the first floor the bright and spacious main bedroom has built in wardrobes, an en suite and wonderful views over the rear garden.

The mature gardens of approximately 1.5 acres are a particular feature with various outbuildings, vegetable garden, fruit nets and orchard. There is ample driveway parking to the front.



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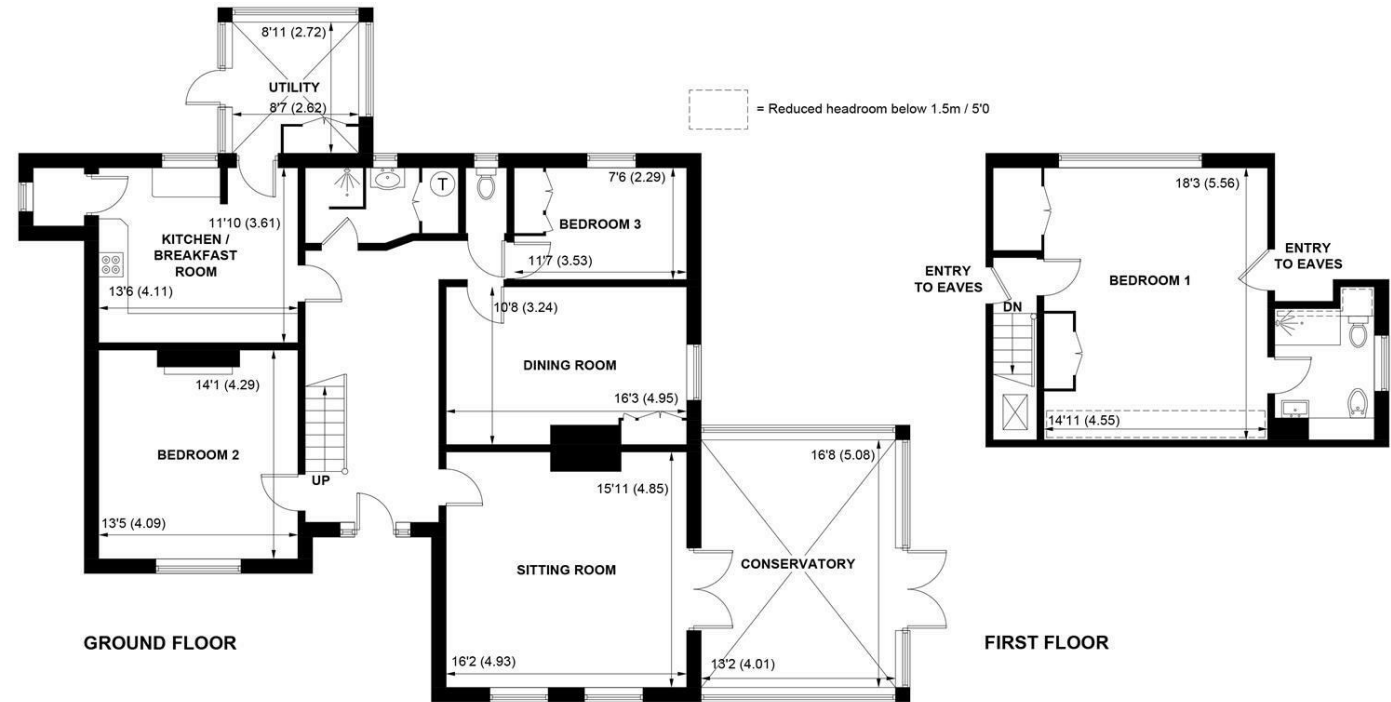
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EPC Band - Current - C Potential - C

Council Tax Band F

From our office on Maple Parade proceed along The Street towards the village pond. Turn right into West Walberton Lane and take the 2nd turning on the right into Copse Lane. Caseta will be found a short way up on the right.



APPROXIMATE GROSS INTERNAL AREA = 1916 SQ FT / 178 SQ M

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2024 ©
Produced for Sims Williams

Viewing strictly by arrangement via the vendor's Sole Agent Sims Williams.

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract.

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.

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