



SPINNEYS, WEST WALBERTON LANE, WALBERTON, WEST SUSSEX, BN18 0QS







APPROXIMATE GROSS INTERNAL AREA = 1304 SQ FT / 121.2 SQ M

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

WALBERTON OFFICE

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Offers Over

£700,000 Freehold

SPINNEYS, WEST WALBERTON LANE, WALBERTON, BN18 0QS

- Detached Bungalow
- Living Room with Vaulted Ceiling
- Modern Fitted Kitchen
- Dining Area Opening to Terrace
- Master Bedroom En Suite
- 2 Further Double Bedrooms
- Family Bathroom & Cloakroom
- Lovely Mature Gardens
- Car Port & Home Office

EPC RATING

Current = C
Potential = B

COUNCIL TAX BAND

Band = E

Situated in a highly sought after location within the village of Walberton, this superb detached bungalow has been improved and extended over recent years and now offers open plan living accommodation.

Accommodation comprises covered entrance porch leading to the entrance hall with cloakroom. The large living room is a bright room with vaulted ceiling and log burner, and opens to the dining area which has bi-fold doors opening onto the rear terrace.

The kitchen is fitted with a good range of modern shaker style units with some integrated appliances and ample space for further appliances. The kitchen also opens onto the dining area.

From the living room double doors open to an inner lobby where the bedroom accommodation is located. The master bedroom is a good size double aspect room with a dressing area and an en suite shower room. There are 2 further double bedrooms and a modern family bathroom which is fully tiled and fitted with a white suite of bath with shower over, wash basin and WC.

Outside, the Southerly gardens are a particular feature with a large raised

terrace stepping down to large lawn gardens with mature borders with a brook and views over open fields beyond. There is a summer house and access to the former garage which now provides a home office/studio. To the front of the property there is a gated driveway providing ample parking together with a car port and further area of lawned garden. There is no going chain with this property.

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 Walberton Village proceed west along The Street towards the village green and duck pond, turning right at the village green into West Walberton Lane. The property can be found on the left hand side.



