



THE OLD POST OFFICE

THE STREET | WALBERTON | BN18 0PE



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THE STREET, WALBERTON, BN18 0PE

- Elegant Grade II Listed House
- In Need of Some Updating
- Three Reception Rooms
- Fitted Kitchen/Breakfast Room
- Utility Room and Cloakroom
- 4 Double Bedrooms
- Full Bathroom & Separate Shower Room
- Mature Southerly Gardens
- Off Road Parking

This Grade II Listed Victorian house was formerly the village post office, and now provides an elegant family home, in need of some updating. Situated in the centre of Walberton village within walking distance of the shops, school, public house, dentist and mainline railway station in nearby Barnham.

The ground floor accommodation comprises three reception rooms, kitchen/breakfast room, utility and cloakroom.

The drawing room is a good size double aspect room with bay window, French doors onto the patio area and a feature fireplace. There is a separate sitting room on the opposite side of the hallway, also with fireplace.

The dining room is also a good size, with fitted book shelves, feature fireplace and French doors onto the garden.

The kitchen is double aspect and fitted with shaker style range of units with integrated appliances. There is a separate utility room and boot room/lobby to the rear and a ground floor cloakroom off the main hallway.

From the 1st floor which is split level there are 4 x good size bedrooms with the main benefiting from a range of fitted furniture, a family bathroom with separate shower and wc for Bedrooms and a further shower room with WC.

Outside the beautifully landscaped southerly rear gardens are mainly laid to lawn with mature borders, large patio, feature well and arbour seating area. There is a timber "home office/studio" with power and light, a timber summerhouse and further shed.

To the front there is a further landscaped walled garden and blocked paved parking area to the side of the property for 2 vehicles.



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EPC Band - Current - D Potential - C

Council Tax Band E

From our office at 5 Maple Parade, Walberton, proceed in a westerly direction along The Street. The property can be found on the left hand side.



APPROXIMATE GROSS INTERNAL AREA = 2227 SQ FT / 206.9 SQ M
(INCLUDING BOILER ROOM)

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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