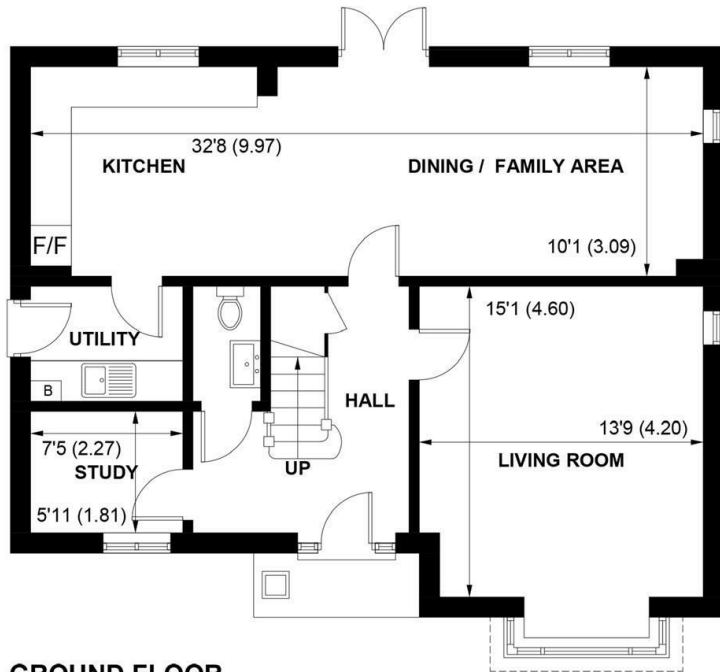


The logo for Sims Williams, featuring the letters 'SW' in a stylized, cursive font.

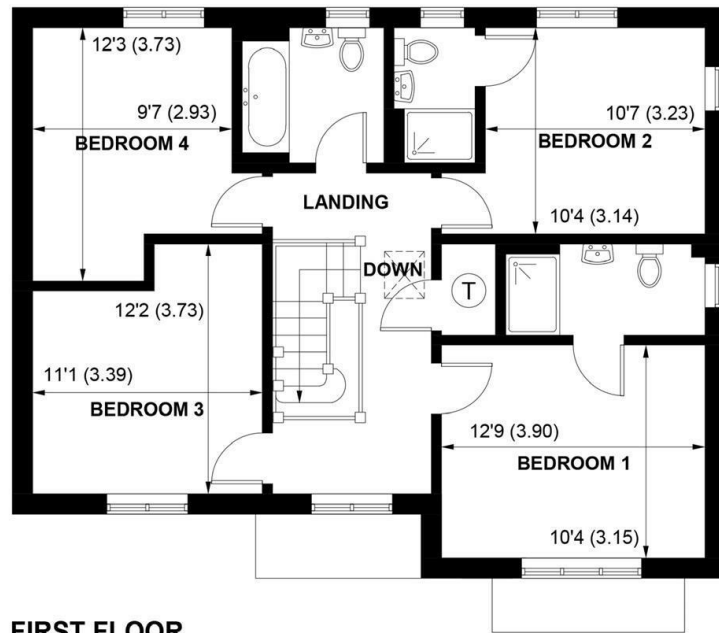
Sims Williams



THE COTTINGHAM, AVISFORD GRANGE, YAPTON LANE, WALBERTON, WEST SUSSEX, BN18 0LS



GROUND FLOOR



FIRST FLOOR

APPROXIMATE GROSS INTERNAL AREA = 1576 SQ FT / 146.4 SQ M

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2020 ©

Produced for Sims Williams

From £599,000

Freehold

**THE COTTINGHAM,
AVISFORD GRANGE,
YAPTON LANE, WALBERTON,
BN18 0LS**

- Brand New Development
- Detached Family House
- Living Room
- Kitchen/Diner/Family Room
- Utility Room & Downstairs Cloakroom
- Study
- 4 Double Bedrooms
- 3 Bathrooms
- Double Garage & Driveway

EPC RATING

Current =
Potential =

COUNCIL TAX BAND

Band = TBC

Ideally located in the heart of the West Sussex village of Walberton, with Chichester to the west and Arundel to the east, Avisford Grange is a brand new development of traditionally designed, high quality homes, complemented by extensive green open spaces and landscaping, children's play areas, tennis courts and allotments.

Offering shops (including corner shop, hairdressers, dentist and launderette), a village hall, village green and cricket field, two churches and a village pub, Walberton also benefits from sports facilities and a range of clubs and activities.

Avisford Grange is situated close to a good primary school and early years nurseries. Walberton village is well placed for the A27 and A29. For further shopping and leisure opportunities, Arundel is just 4 miles away, while the cathedral city of Chichester is also within easy reach.

With the South Downs National Park on your doorstep, Bognor and the

south coast around 8 miles away and a host of local visitor attractions, there are plenty of opportunities for family days out.

For commuters, the nearest station is Barnham (2.2 miles) for direct routes to London Victoria (84 mins).

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 our office at Maple Parade in Walberton east down Maple Road, at the mini roundabout turn the first turning heading up Yapton Lane, the Avisford Grange development can be found on the left hand side.

Sales & Lettings offices in Arundel, Bognor Regis, Chichester & Walberton

