



Sims Williams



1 PARK VIEW, THE STREET, WALBERTON, WEST SUSSEX, BN18 0PG

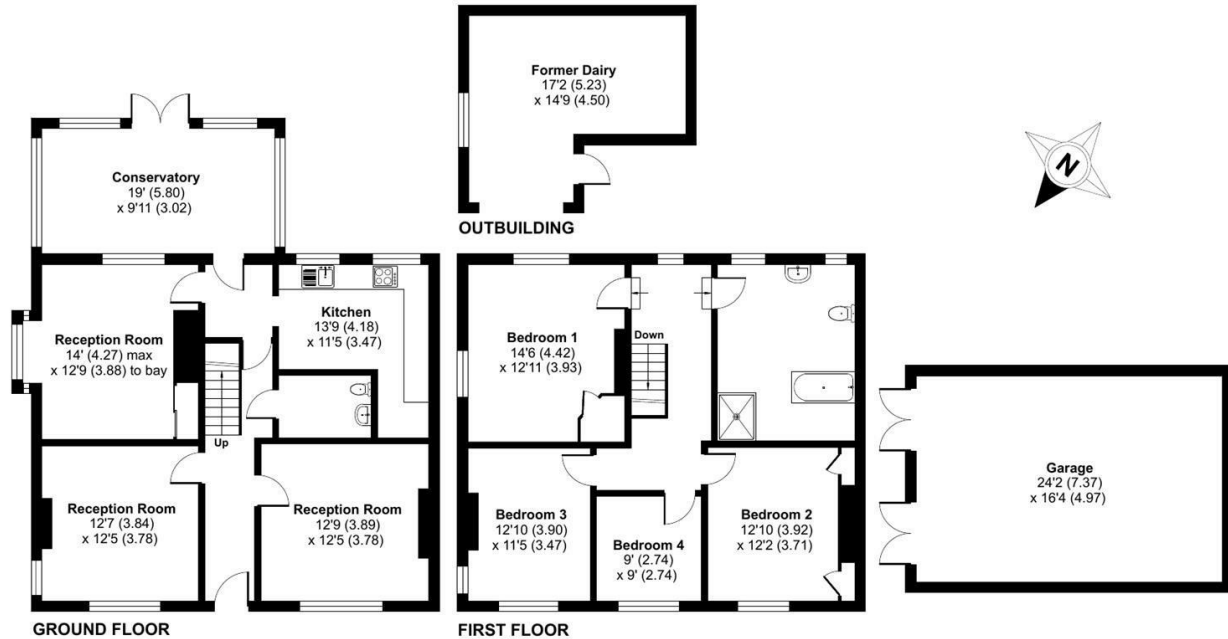
Approximate Area = 1873 sq ft / 174 sq m

Garage = 394 sq ft / 36.6 sq m

Outbuilding = 206 sq ft / 19.1 sq m

Total = 2473 sq ft / 229.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Sims Williams. REF: 1180034



**WALBERTON OFFICE**

5 Maple Parade  
Walberton  
BN18 0PR

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# £650,000 Freehold

1 PARK VIEW, THE STREET,  
WALBERTON,  
WEST SUSSEX, BN18 0PG

- Period Semi Detached House
- 3 Reception Rooms
- Kitchen
- Conservatory & Cloakroom
- 4 Bedrooms
- Large Bathroom
- Wonderful Gardens
- Garage & Parking
- Must Be Seen

## EPC RATING

Current = D

Potential = B

## COUNCIL TAX BAND

Band = E

This period semi detached double fronted house re-built and extended by William Booker in 1895 is offered for sale for the first time in over 100 years and provides a wonderful opportunity for a family home in the heart of Walberton village.

Accommodation comprises spacious entrance hall with stairs to the first floor, and 3 generous reception rooms, all with period fireplaces.

The kitchen is fitted with a range of units with built in double oven and hob with space for further appliances.

To the rear there is a large conservatory opening out onto the garden and finally a ground floor cloakroom.

Upstairs there are 4 bedrooms, 3 of which are double rooms. The large bathroom (formerly a bedroom) is fitted with a bath, separate shower cubicle, wash basin and WC.

Outside the gardens are a particular feature being walled with mature shrubs and trees. There is a delightful

building which was the former dairy, along with a large garage/store and a greenhouse. Double gates lead to the front where there is parking. The front garden is enclosed with a low flint wall with wrought iron railings, and steps up the the front door.

## 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 on Maple Parade proceed along The Street towards Barnham and the house will be found a short way down on the left hand side.



