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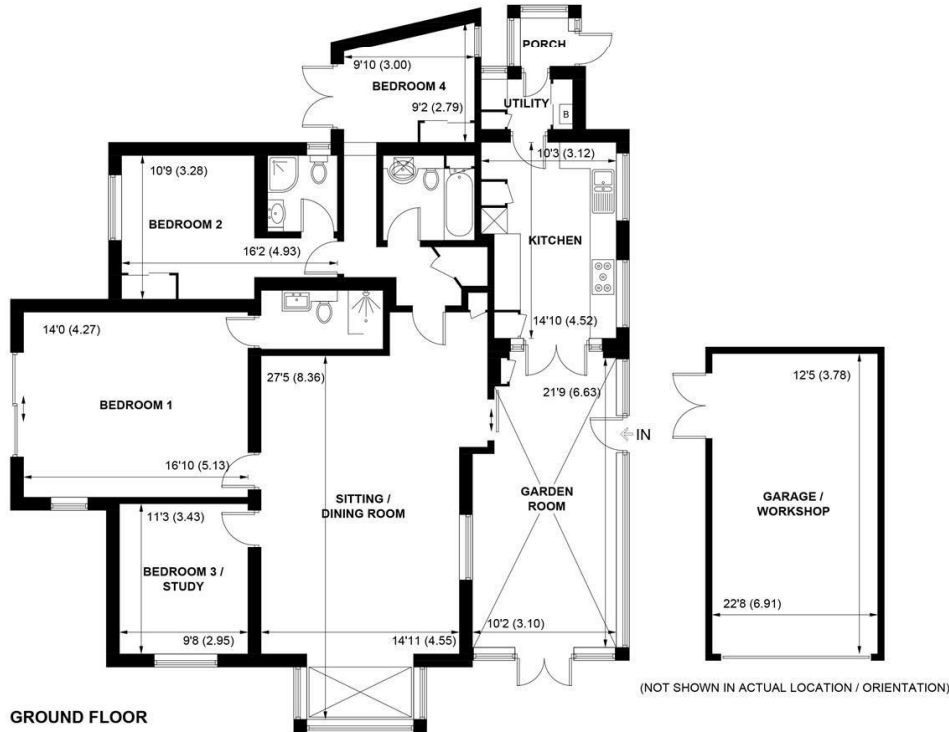
simon williams



LARCHFIELD, WANDLEYS LANE, WALBERTON, BN18 0QR







APPROXIMATE GROSS INTERNAL AREA = 1700 SQ FT / 157.9 SQ M  
GARAGE = 282 SQ FT / 26.2 SQ M  
TOTAL = 1982 SQ FT / 184.1 SQ M  
NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2024 ©  
Produced for Sims Williams

# £695,000 Freehold

LARCHFIELD,  
WANDLEYS LANE,  
WALBERTON,  
BN18 0QR

- Detached Bungalow
- Sitting Room/Dining Room
- Kitchen & Utility Room
- Garden Room
- 3/4 Bedrooms
- En Suites to both Bedrooms
- Family Bathroom
- Garage/Workshop & Driveway
- Vendor Suited

## EPC RATING

Current = A  
Potential = A

## COUNCIL TAX BAND

Band = E

A beautifully presented detached bungalow set in a quiet lane close to Walberton village whose amenities include, shop, public transport, school and local pub. This extended bungalow offers bright and versatile accommodation, comprising entrance porch leading to the utility room and door to the kitchen.

The kitchen has a range of high gloss units with some integrated appliances and space for a large fridge/freezer. Double doors lead into the garden room where there are 2 sets of doors leading to the gardens and a sliding door to the sitting room/dining room.

The good size sitting room has a box bay window overlooking the gardens and doors leading to bedroom one and bedroom three/study.

Bedroom one has sliding double doors leading to the garden and an en suite comprising of double shower, wash hand basin and WC. Bedroom two also benefits from an en suite shower room.

The family bathroom consists of bath, vanity unit and WC. Bedroom four is currently used as a dressing room and

has double doors leading to the garden.

Outside the mature gardens wrap round 3 sides and are a particular feature, with many flowers, shrubs, hedges and a water fountain. There is a large garage/workshop with a driveway in front for 3 cars. the property also benefits from solar panels.

## 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 the Fontwell roundabout proceed south along Fontwell Avenue, taking the first turning left into Wandleys Lane. The property will be found on the left hand side just before West Walberton Lane.

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







