



## 2 Walberton Park, Walberton

Stunning apartment in a former manor house enjoying beautiful grounds.



- ▶ Spacious apartment in a Grade II listed former manor house
- ▶ Dual aspect sitting/dining room
- ▶ Two double bedrooms
- ▶ Beautiful grounds
- ▶ First floor
- ▶ Kitchen
- ▶ En-suite bathroom/WC & shower room/WC
- ▶ Garage & parking

This extremely attractive apartment set in beautifully landscaped grounds, extending to approximately three acres, is part of a sensitive extension to the former manor house, a Grade II listed building, at the peaceful heart of Walberton village Conservation Area.

The property offers spacious accommodation including a bright double aspect sitting/dining room which affords lovely views over the communal grounds. The apartment is very generously provided with storage space. There are a large cloaks cupboard and a linen cupboard in the entrance hall, which also gives access to its own boarded loft. There are also fitted wardrobes in both double bedrooms, with the principal bedroom having its own en-suite bathroom. There is also a further shower room and a good sized kitchen/breakfast room.

The garage is situated in a nearby courtyard and there is plenty of additional parking space for visiting cars.

Tenure: Share of freehold

Lease: Balance of a 999 year lease.

Service Charge: Currently £4,508 per annum

Arun District Council - 24/25 Tax Band E £2,752.00





## Location

The village of Walberton has a thriving village community with interest groups and activities for all ages, as well as a range of local shops and golf course. A further range of shops can be found in nearby Barnham, as well as a mainline railway station to Brighton, Southampton, Gatwick airport, London Victoria and London Bridge. Walberton is also equidistant between Chichester and the historic town of Arundel. The cathedral city of Chichester offers excellent high street shopping, many fashionable restaurants, cafes and bars, cinema, Pallant House Gallery and Festival Theatre. Nearby are Fontwell race course and Goodwood which is famous for its many event days including the world renowned Festival of Speed and Goodwood Revival for motor racing enthusiasts and a season of horse racing including the Qatar Goodwood Festival. There are excellent sailing facilities around Chichester Harbour and water sports from the beaches at West Wittering. The area is a paradise for wildlife enthusiasts, with beautiful walks and cycle tracks over the South Downs and around the harbour.

## Directions

Upon entering the village of Walberton from the west, proceed along The Street and past the parade of shops. Turn right into Church Lane and the entrance to Walberton Park is on the left. what3words - norms.montage.blurs

