



Abbeylands, West Walberton Lane, Walberton, BN18 0QS

Offers in Excess of £1,000,000

Abbeylands, Walberton

Substantial detached house in a popular location.

- Character detached house
- Five reception rooms
- Four bedrooms
- Requiring modernisation
- Delightful grounds measuring in excess of 1.5 acres
- Double garage with electric door
- Vacant possession

Set on a sought-after leafy road, this substantial detached residence presents an exceptional opportunity for those looking to modernise and create their dream home.

Offering generous and versatile accommodation throughout, the ground floor features a welcoming reception hall, a spacious dual-aspect sitting room with an attractive inglenook fireplace, formal dining room, kitchen with large storage cupboard and larder, a charming breakfast room and a bright conservatory overlooking the rear garden.



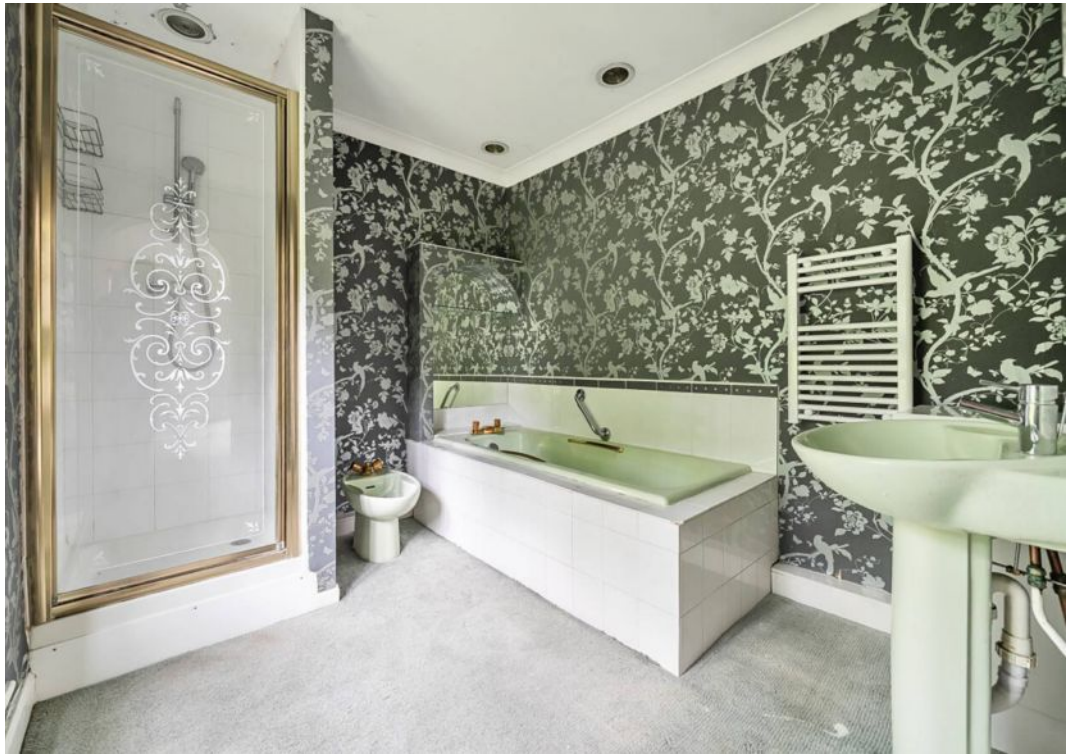


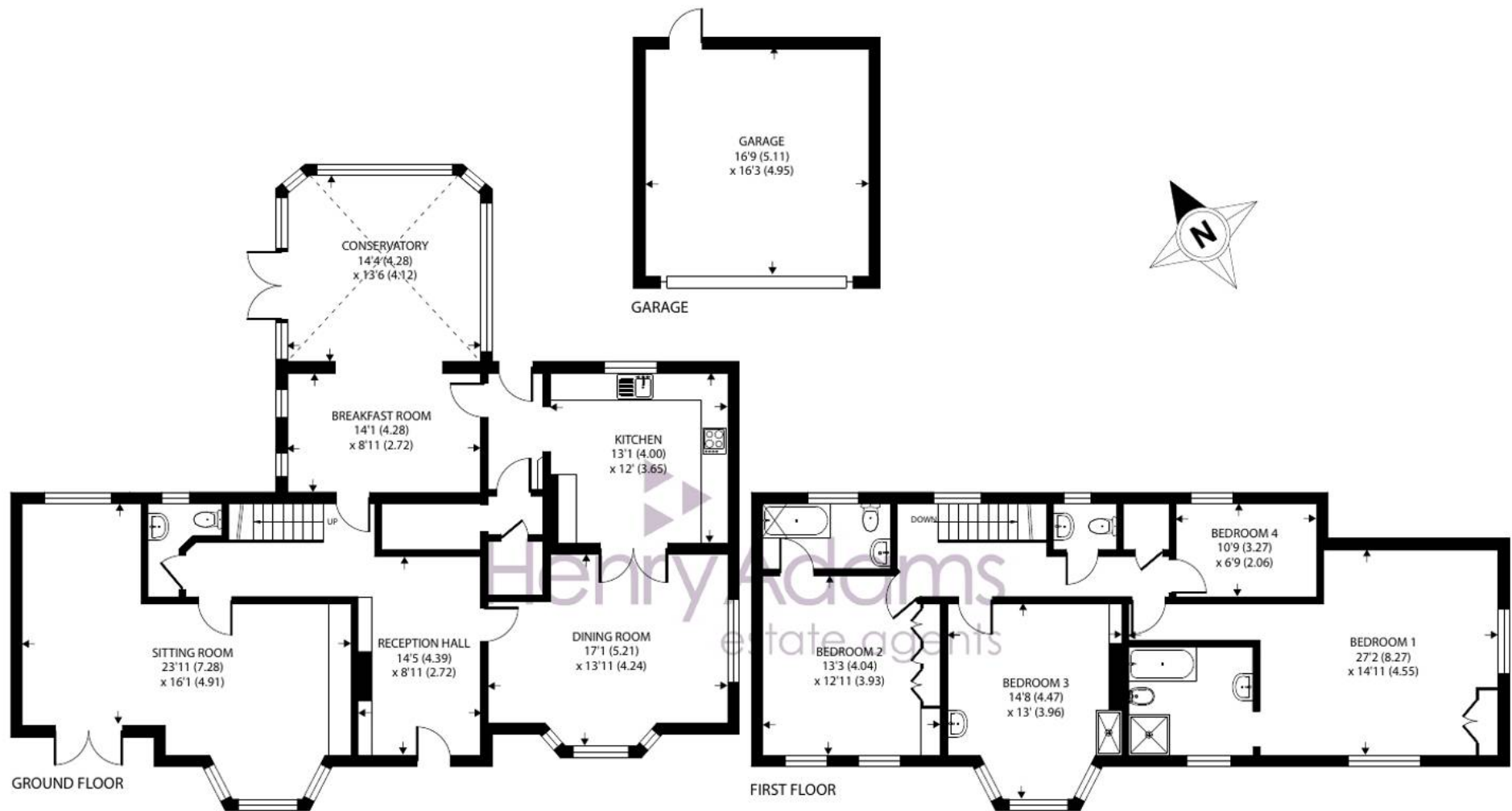
Upstairs, the spacious principal bedroom boasts a en-suite including a bath, shower, basin and bidet (no WC), while an additional bedroom also benefits from an en-suite bathroom. A third bedroom features a shower cubicle and there is a fourth bedroom and cloakroom completing the first-floor layout.

Set within over 1.5 acres of delightful grounds, the property enjoys beautifully maintained front and rear gardens, a tranquil copse and a paddock-style area offering privacy and outdoor space in abundance. Additional features include a double garage with electric door, private driveway and the advantage of vacant possession. A rare opportunity to secure a characterful home in a prestigious location with outstanding potential.









Approximate Area = 2354 sq ft / 218.6 sq m

Garage = 268 sq ft / 24.8 sq m

Total = 2622 sq ft / 243.6 sq m

For identification only - Not to scale



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. Fontwell race course and Goodwood 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 - From Chichester proceed east on the A27. On reaching the Fontwell roundabout take the second exit into Arundel Road (signposted Fontwell village). Proceed over the mini roundabout and at the next mini roundabout turn right into West Walberton Lane. The property is approximately 0.35 of a mile along on your left. what3words - encloses.grocers.enable

Arun District Council - 25/26 Tax Band G £3,965.27

EPC-D





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Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.