





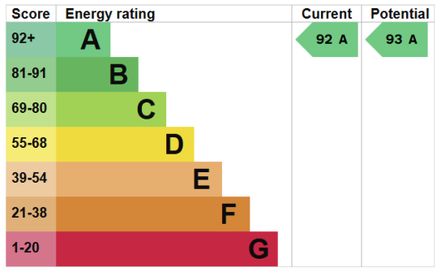






Book a Viewing

Call: 01243 861344
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27 Sudley Road, Bognor Regis, PO21 1EW



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IMPORTANT NOTICE
1: These particulars do not constitute part or all of an offer or contract. You should not rely on statements by Clarkes in the particulars as being factually accurate. Clarkes do not have authority to make representations about the property. 2: The measurements shown are approximate only. Potential buyers are advised to recheck the measurements before committing to travel or any expense. 3: Clarkes have not tested any apparatus, equipment, fixtures, fittings or services and buyers should check the working condition of any appliances. 4: Clarkes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. Any reference to alterations or use of any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained.

Clarkes

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Asking Price

£725,000

Freehold

2 Fig Tree Lane, Walberton, BN18 0UQ









- **Detached family home**
- **4 Bedrooms**
- **Ensuite to main bedroom**
- **Downstairs WC**
- **Garage and Driveway**
- **Village location**



What the agent says… “ ”

This exceptional detached family home is presented to an impeccable standard throughout, offering truly turnkey accommodation with absolutely nothing to do but move in and enjoy.

The property benefits from driveway parking and a substantial garage featuring an electric up-and-over door, power, and lighting. Upon entering, you are welcomed by a generous entrance hall that sets the tone for the quality and space found throughout the home. The triple-aspect living room is flooded with natural light and features double doors opening directly onto the rear garden, creating an ideal space for both relaxing and entertaining. The heart of the home is the impressive kitchen/dining room, fitted with a range of modern units, integrated appliances, and a bay window overlooking the front aspect. A separate utility room provides additional practicality with space for further white goods. The ground floor also offers a versatile study/snug and a convenient cloakroom/WC.

Upstairs, there are four well-proportioned bedrooms and a stylish family bathroom. The spacious principal bedroom benefits from extensive fitted wardrobes and a contemporary en-suite shower room. Outside, the rear garden provides an attractive space to enjoy throughout the seasons, while the driveway and garage offer excellent parking and storage solutions.

Situated within a small and attractive development in the sought-after village of Walberton, this beautifully maintained property combines spacious, modern living with a charming village setting. Located just a few miles west of Arundel, the village is rich in character and history, boasting a conservation area, ancient woodlands, and a beautiful 12th-century Saxon church.

Material Information:

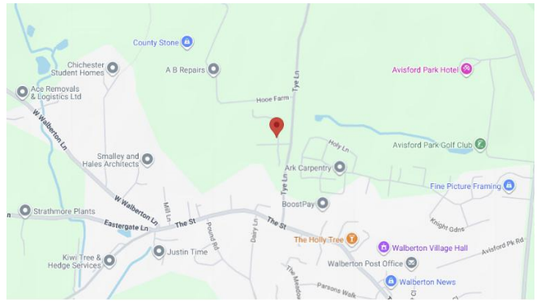
Council Tax: Arun District Council Band F
Property Type: Detached house
Property Construction: Standard
Electricity Supply: Mains
Water Supply: Mains
Sewerage: Mains
Heating: Gas Central Heating
Broadband: ADSL
Parking: Garage and Driveway
Restrictions: None

Images are representative of the property, with digital enhancements used where appropriate to improve lighting, colour and overall presentation.

On 02/06/2026 information from the Ofcom Website shows:

Broadband	Availability	Max Down	Max Up	
Standard	✓	20 mbps	3 mbps	
Superfast	X			
Ultrafast	✓	1800 mbps	1000 mbps	
Mobile	**Indoor**		**Outdoor**	
	Voice	**Data**	**Voice**	**Data**
EE	Good	Good	Good	Good
Three	Good	Good	Good	Good
O2	Limited	Limited	Good	Good
Vodafone	Good	Good	Good	Good

Anti Money Laundering checks at **£54 Per Purchaser** will be required before a sale can be Livened. Please see the property on the Clarkes Website for further details.



Accommodation

Living Room - 4.8m x 3.58m (15'8" x 11'8")

Kitchen/Diner - 6.05m x 3.51m (19'10" x 11'6")

Utility Room - 2.06m x 1.92m (6'9" x 6'3")

Study - 2.64m x 2.61m (8'7" x 8'6")

Bedroom 1 - 5.45m x 3.58m (17'10" x 11'8")

Bedroom 2 - 3.96m x 2.68m (12'11" x 8'9")

Bedroom 3 - 2.68m x 5.04m (8'9" x 16'6")

Bedroom 4 - 3.4m x 2.98m (11'1" x 9'9")

Bathroom

