



**Guide Price**

**£277,500**

**Freehold**

2x  1x  1x 

**Dairy Lane, Walberton,  
Arundel, West Sussex,  
BN18**

**OVER 60?**

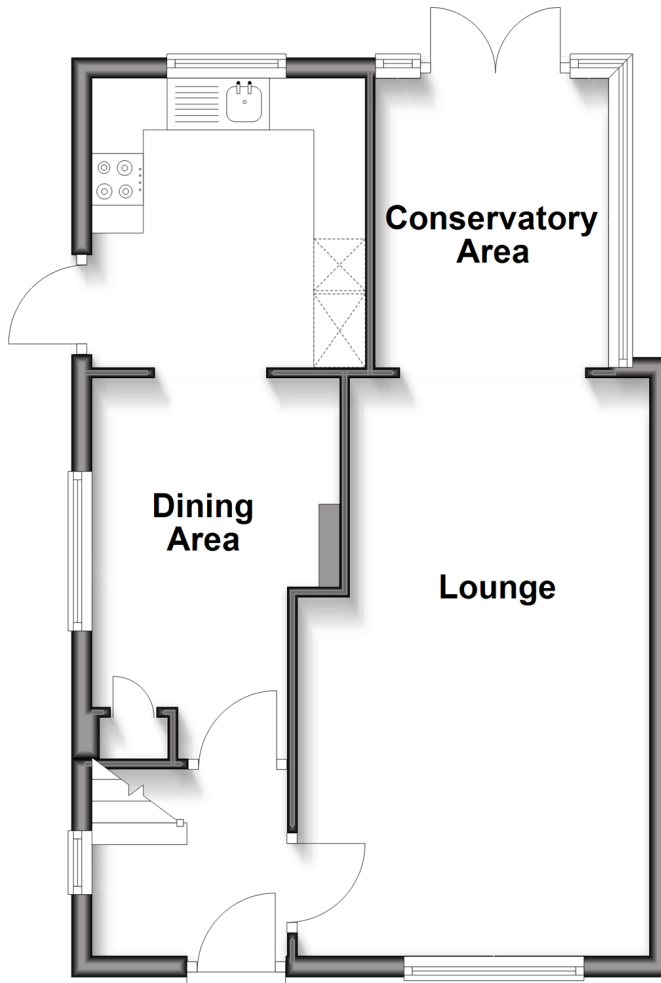
Secure this property  
for up to **59% less!**

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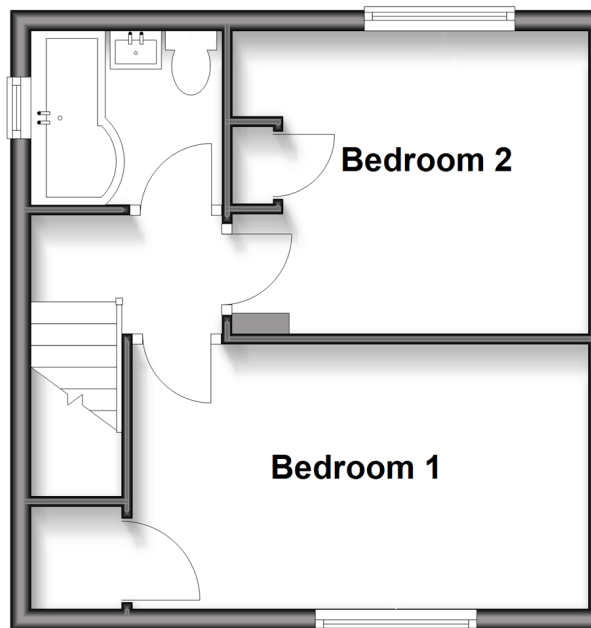
## Ground Floor

Approx. 44.9 sq. metres (483.6 sq. feet)



## First Floor

Approx. 30.4 sq. metres (326.8 sq. feet)



## Accommodation

### GROUND FLOOR

Entrance Hall

Lounge : 18'2 x 11'3 (5.54m x 3.43m)

Conservatory Area: 8'5 x 7'8 (2.57m x 2.34m)

Dining Area: 8'1 x 7'8 (2.47m x 2.34m)

Kitchen : 8'8 x 8'7 (2.64m x 2.62m)

### FIRST FLOOR

Landing

Bedroom 1: 14'9 x 8'5 (4.50m x 2.57m)

Bedroom 2: 11'5 x 9'6 (3.48m x 2.90m)

Bathroom

### OUTSIDE

Front Garden

Rear Garden



## Main features

- Well presented semi-detached house located in the heart of the desirable village of Walberton
- Two generously sized double bedrooms
- Recently refitted and fully tiled bathroom with shower over bath creating a modern feel
- Conservatory over looking rear garden
- Extended kitchen/ dining room with space for dining, ideal for entertaining
- Sunny rear garden with side access



### Nearest Schools

Primary Schools: Walberton and Binsted CofE Primary 0.1 miles, Barnham Primary 1.0 miles, Slindon CofE Primary 1.2 miles

Secondary Schools: St Philip Howard Catholic High



### Transport Information

Train Stations: Barnham 1.1 miles, Ford 2.2 miles, Arundel 3.4 miles



### Address

Dairy Lane, Walberton, Arundel, West Sussex, BN18



### Directions

For directions to this property please contact us.







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Call Arundel Branch 01903 884420 ■ [cubittandwest.co.uk](https://cubittandwest.co.uk)



■ Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details ■ Appliances & services are untested, dimensions are approximate and floor plans are not to scale  
■ Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 50% less, by purchasing a Lifetime Lease.



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