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Homefield Crescent, Walberton
In Excess of £300,000



Enjoying an attractive setting within the sought-after village of Walberton, this appealing two bedroom home offers spacious and versatile accommodation together with a conservatory, separate study and a delightful rear garden adjoining farmland. Well suited to first time buyers, professional couples, downsizers or small families, the property combines comfortable living space with excellent flexibility and a strong connection to the outdoors. The ground floor is centred around a generous reception room, providing a welcoming setting for everyday relaxation and entertaining. Adjoining the sitting room is a bright conservatory, creating a useful additional living space with views across the garden and direct access outside.

The well-appointed kitchen offers a good range of fitted units and worktop space, while the separate study provides an excellent home-working area and could equally be used as a hobby room or occasional additional accommodation. A convenient ground floor WC completes this level.

Upstairs, the first floor provides two well-proportioned bedrooms, both offering comfortable accommodation with space for bedroom furniture and storage. A family bathroom serves the bedrooms.

Outside, the rear garden is a particular highlight, directly adjoining and overlooking neighbouring farmland. Offering plenty of space for outdoor dining, entertaining and relaxing, the garden enjoys an attractive open outlook across the surrounding fields, creating a peaceful rural backdrop.

Situated on Homefield Crescent in the desirable village of Walberton, the property is ideally placed for those wishing to enjoy village life while remaining within easy reach of Arundel and the wider West Sussex area.

Combining a generous reception room, conservatory, dedicated study and attractive garden with farmland views, this charming home offers an excellent balance of indoor and outdoor living. A viewing is highly recommended to fully appreciate the accommodation, versatility and setting on offer.



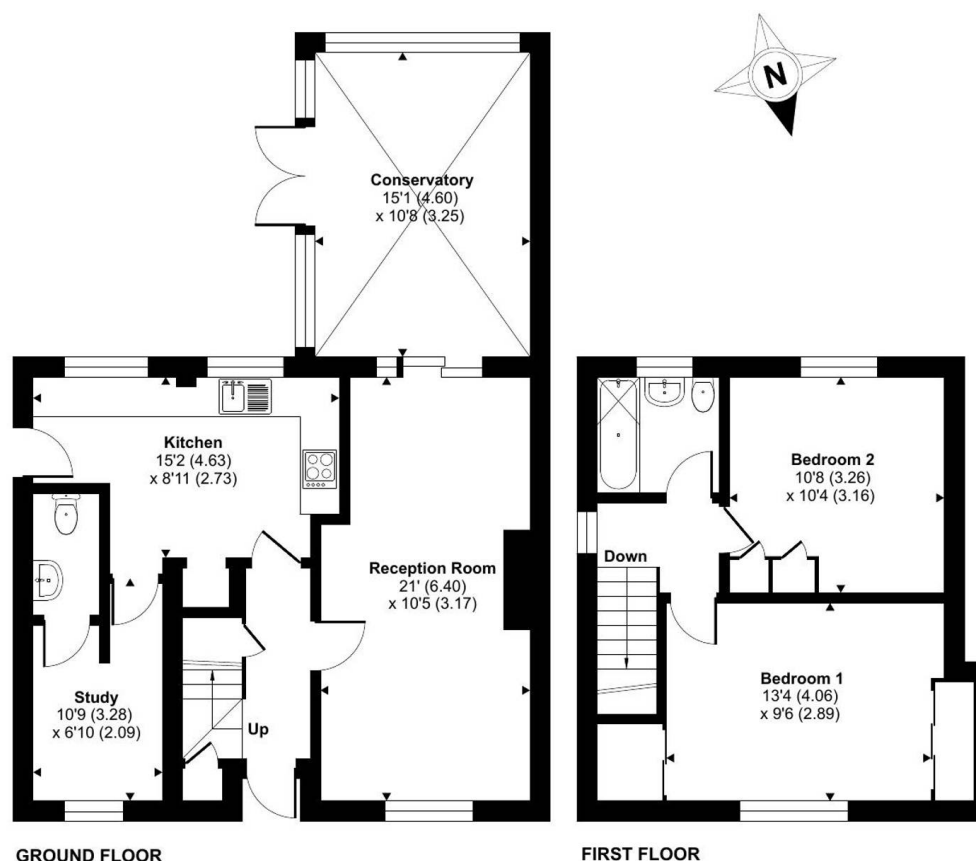
Walberton is an attractive, historic Village surrounded by beautiful West Sussex countryside and positioned between the historic Town of Arundel and the Cathedral City of Chichester. The Village is renowned for its traditional Sussex character, with two Conservation Areas, a picturesque Village Green and Pond and the historic St Mary's Church, which has stood on the site for around 1,000 years. Walberton benefits from a variety of local amenities including Shops, a Village Hall, Playing Fields, a Primary School and the popular Holly Tree Pub. The nearby South Downs National Park offers an abundance of countryside walks and scenic routes, whilst the coast and seaside Towns of Bognor Regis and Littlehampton are also within easy reach. Excellent road links provide convenient access to the A27, whilst nearby Barnham offers a Mainline Railway Station with regular connections to Chichester, Brighton, Portsmouth and London.

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Homefield Crescent, Walberton, Arundel, BN18

Approximate Area = 1049 sq ft / 97.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ncthecom 2026. Produced for Whitlocks Estate Agents. REF: 1509103





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Council Tax band: C
Tenure: Freehold