



Fir Tree Cottage, The Street, Walberton, BN18 0PY

£775,000 Freehold



3 Bedrooms



2 Bathrooms



3 Reception Rooms



## Key Features

- Charming Brick & Flint Character House
- Bright Lounge with Woodburner
- Separate Dining Room with Feature Fireplace
- Fitted Kitchen/Breakfast Room
- Utility Room & Cloakroom
- 3 Double Bedrooms
- Secluded Rear Garden
- Versatile Detached Home Studio
- Double Garage & Ample Driveway Parking

## EPC Rating

Current = D

Potential = B

## Council Tax Band

Band = G

## Tenure - Freehold

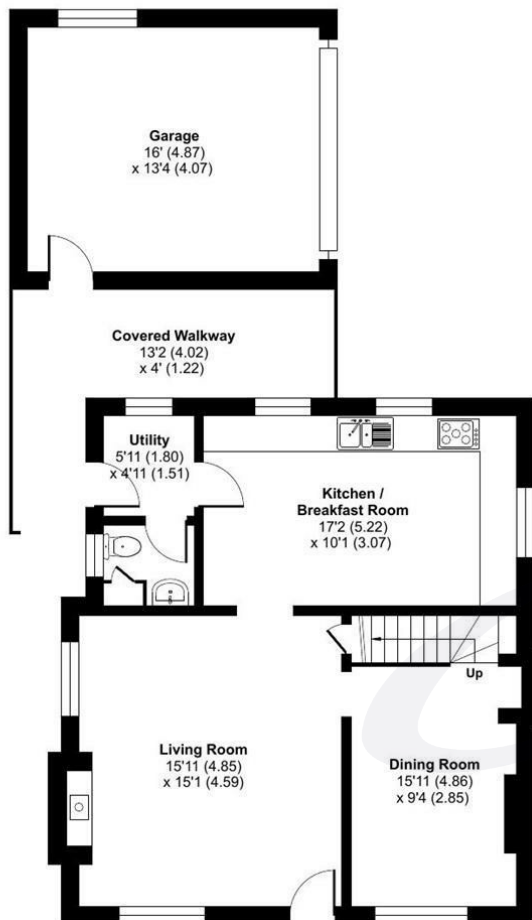


Total Approximate Area = 1853 sq ft / 171.9 sq m  
(includes garage / outbuilding & limited use area)

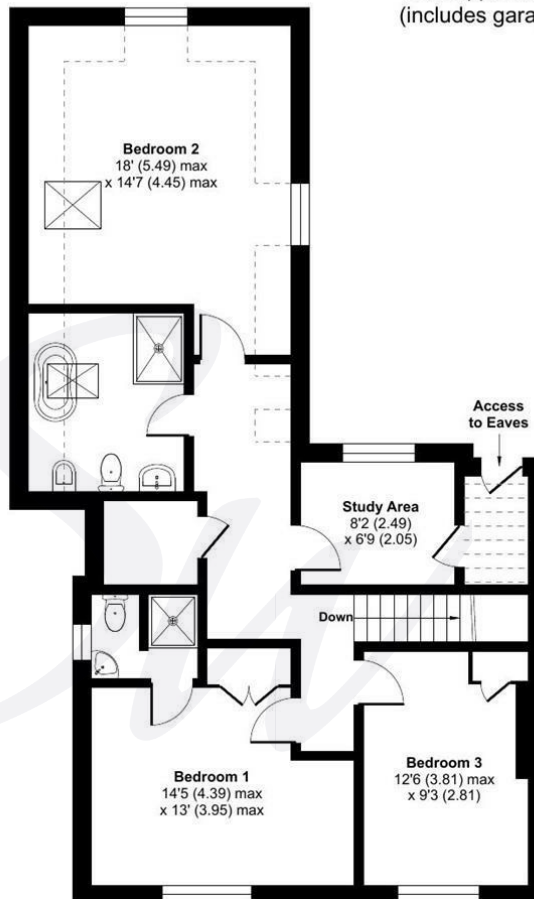
For identification only - Not to scale



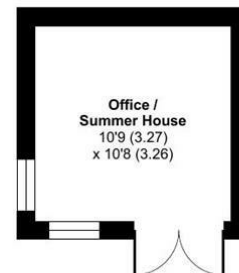
Denotes restricted  
head height



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,  
Incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2026.  
Produced for Sims Williams. REF: 1525078





[simswilliams.co.uk](http://simswilliams.co.uk)

#### CHICHESTER

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Lettings 01243 836055

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#### WALBERTON

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5 Maple Parade

Sales 01243 551368

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[walberton@simswilliams.co.uk](mailto:walberton@simswilliams.co.uk)

#### ARUNDEL

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8a High Street

Sales 01903 885678

Lettings 01903 881133

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#### BOGNOR REGIS

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46 High Street

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Lettings 01243 836055

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Viewing Strictly by arrangement via the vendor's agent Sims Williams 01243 551368. These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract.