

4 Hazel Close, Walberton, BN18 0QN



Book a Viewing

Call: 01243 861344
 Email: Sales@ClarkesEstates.co.uk
 27 Sudley Road, Bognor Regis, PO21 1EW

Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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01243 861344



- Detached family home
- 3 Bedrooms
- Ensuite to main bedroom
- Immaculately presented
- Village location



Accommodation

- Hall** - 1.26m x 3.74m (4'1" x 12'3")
- Living Room** - 4.86m x 4.73m (15'11" x 15'6")
- Kitchen** - 3.74m x 2.5m (12'3" x 8'2")
- WC** - 1.77m x 0.9m (5'9" x 2'11")
- Bedroom 1** - 4.14m x 2.72m (13'6" x 8'11")
- Ensuite** - 1.36m x 2.51m (4'5" x 8'2")
- Bedroom 2** - 3.3m x 2.71m (10'9" x 8'10")
- Bedroom 3** - 3.01m x 2.04m (9'10" x 6'8")

What the agent says... “”

An absolutely stunning detached family home, beautifully positioned within a private and peaceful cul-de-sac in the highly sought-after village of Walberton. Backing directly onto protected woodland, this exceptional property offers both tranquillity and a wonderful sense of privacy, while remaining conveniently close to local amenities. The ground floor is entered via a welcoming hallway, leading through to a contemporary kitchen fully equipped with integrated appliances, including a double oven, fridge, freezer, dishwasher, and washing machine. To the rear of the property, a spacious and light-filled living/dining room provides an excellent space for both relaxing and entertaining, complete with ample storage and elegant bifold doors that open out onto the beautifully maintained garden. A striking staircase featuring a sleek glass balustrade leads to the first floor, where the high standard of presentation continues. The property offers two generous double bedrooms, including a superb primary suite with fitted wardrobes and a modern ensuite shower room. A third bedroom provides flexibility as a guest room, nursery, or home office, complemented by a well-appointed family bathroom with shower over bath. Walberton remains a highly desirable location, offering a charming village atmosphere while being conveniently situated near Fontwell Racecourse, golf courses, and a variety of local amenities. This is a rare opportunity to acquire a truly exceptional home in a prime village setting.

Material Information:

Council Tax: Arun District Council Band D
 Property Type: Detached house
 Property Construction: Standard
 Electricity Supply: Mains
 Water Supply: Mains
 Sewerage: Mains
 Heating: Gas central heating
 Broadband: ADSL
 Parking: Driveway and Carport
 Restrictions: None

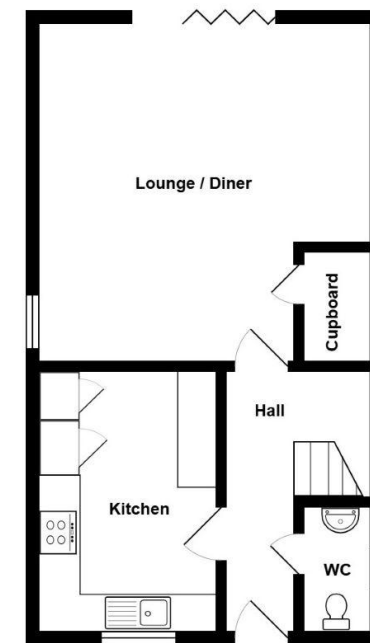
On 16/04 2026 information from the Ofcom Website shows:

Broadband	Availability	Max Down	Max Up	
Standard	✓	7 mbps	0.8 mbps	
Superfast	✓	70 mbps	17 mbps	
Ultrafast	✓	1800 mbps	220 mbps	
Mobile	Indoor	Outdoor		
	Voice	Data	Voice	Data
EE	Good	Good	Good	Good
Three	Variable	Variable	Good	Good
O2	Limited	Limited	Good	Good
Vodafone	Variable	Variable	Good	Good

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



First Floor



Ground Floor

