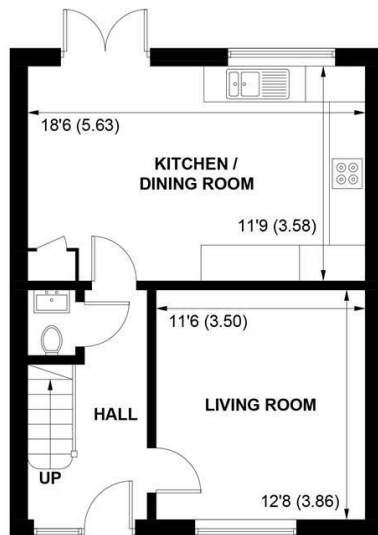




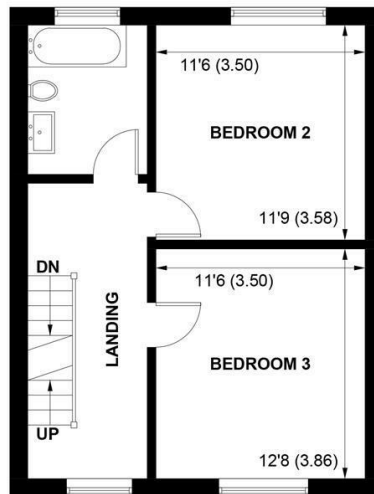
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Sims Williams

8 SPINDLEWOOD PLACE YAPTON LANE, WALBERTON, WEST SUSSEX, BN18 0UE



GROUND FLOOR



SECOND FLOOR



THIRD FLOOR

APPROXIMATE GROSS INTERNAL AREA = 1226 SQ FT / 113.9 SQ M

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2025 ©

Produced for Sims Williams

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£1,850 PCM

8 SPINDLEWOOD PLACE, YAPTON LANE, WALBERTON,

- Modern Development
- Semi Detached
- Three Double Bedrooms
- Primary Bedroom With En Suite Shower Room
- Separate Lounge & Kitchen Diner with Neff appliances
- Three Allocated Parking Spaces
- Garden
- Finished to a High Standard
- Five Week's Rent Security Deposit

EPC RATING

Current = C

Potential = B

COUNCIL TAX BAND

Band = D

Nestled on the edge of the charming village of Walberton, Spindlewood Place is an exclusive private development comprising just eight new homes, surrounded by open farmland to the East and West. Walberton retains its warm, village feel with a welcoming community and convenient local amenities, including the traditional Holly Tree country pub and a village hall. Families are well catered for, with Walberton and Binsted CE Primary School nearby, additional educational options include Yapton Community Pre-School and Yapton Church of England Primary School, both just over 2 miles away. For older students, St Philip Howard Catholic School (2.2 miles) and Ormiston Six Villages Academy (3.4 miles) are also within easy reach.

Upon entering the property, you are greeted by a spacious lounge situated to the right, offering a welcoming and versatile living space. To the rear, a generously proportioned open-plan Euphoria kitchen forms the heart of the home, designed in a sleek contemporary style with soft-close doors and drawers, and featuring high-quality integrated Neff appliances. There is also a handy understairs cloakroom.

The property is finished to a high standard with White Chiffon matt paint to all walls & solid white doors with chrome ironmongery. On the first floor are two double bedrooms and a stylish bathroom with low level WC, wash hand basin and shower over bath. Each bathroom with porcelanosa floor tiles features stylish white Villeroy & Boch sanitaryware with dual flush concealed cisterns and soft close seats.

The top floor is dedicated to a beautifully spacious double bedroom, offering a peaceful retreat complete with its own stylish en suite shower room – perfect for unwinding in comfort and privacy.

Additional highlights include a generously sized, lawned rear garden along with the convenience of three allocated parking spaces.

The property is served by a communal Klargester septic tank, with an annual foul waste charge of £300 per property towards its maintenance and clearance.

Ideally situated, Spindlewood Place offers the perfect balance of peaceful village living with excellent connectivity. The development enjoys easy access to the nearby historic towns of Arundel and Chichester, both offering a wealth of shops, restaurants, and cultural attractions. The seaside resort of Bognor Regis is also just a short drive away, providing coastal charm and leisure opportunities. Situated between Barnham and Ford Station just a short car journey away this property offers good road and rail links so commuting and exploring the wider region couldn't be more convenient.

Application and Fees Holding Deposit – capped at One weeks rent Paid by you to reserve the Property. This will only be retained by us if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and/or Deed of Guarantee) within 15 calendar days.

Sales & Lettings offices in Arundel, Bognor Regis, Chichester & Walberton

