

Clarkes

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Asking Price

£475,000

Freehold

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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IMPORTANT NOTICE
 1: These particulars do not constitute part or all of an offer or contract. You should not rely on statements by Clarkes in the particulars as being factually accurate. Clarkes do not have authority to make representations about the property. 2: The measurements shown are approximate only. Potential buyers are advised to recheck the measurements before committing to travel or any expense. 3: Clarkes have not tested any apparatus, equipment, fixtures, fittings or services and buyers should check the working condition of any appliances. 4: Clarkes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. Any reference to alterations or use of any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained.

<http://www.clarkesestates.co.uk>

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 Livened. Please see the property on the Clarkes Website for further details.

