

62, Dowling Way, Walberton, Arundel, West Sussex BN18 0GX

GL & CO ESTATE AGENTS

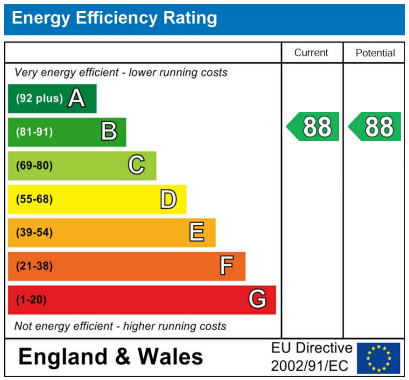


62, Dowling Way,
Walberton, Arundel, West Sussex BN18 0GX

Guide Price £420,000 Freehold

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- 'TURNKEY' PROPERTY
- DETACHED GARAGE
- LOW MAINTENANCE GARDEN
- OFF ROAD PARKING
- NEARBY TO AVISFORD PARK GOLF CLUB
- BUS STOP SITUATED AT ENTRANCE TO ROAD



DIRECTIONS

What3words///campus.outdoor.amphibian

THE PROPERTY

Situated within an attractive development in the popular West Sussex village of Walberton, this beautifully presented three-bedroom detached home offers a wonderful balance of comfort, practicality and village charm. Built approximately two years ago, the property enjoys bright, well-proportioned accommodation, thoughtfully arranged to suit a variety of lifestyles.

The welcoming entrance hallway provides access to a well-appointed kitchen/dining room, fitted with a range of matching wall and base units, a gas hob, oven and integrated dishwasher. With ample space for a dining table, this is a sociable room equally suited to everyday family meals or entertaining friends. To the rear, the generous sitting room is particularly light and airy, with French doors opening directly onto the garden, creating a lovely connection between inside and out during the warmer months. A convenient downstairs cloakroom completes the ground floor accommodation.

Upstairs, the principal bedroom provides a comfortable retreat, benefiting from fitted wardrobes and a contemporary en-suite shower room with walk-in shower. The second bedroom is another bright and inviting room, also featuring fitted wardrobes, while the third bedroom offers flexibility as a child's bedroom, nursery or home office. A stylish family bathroom, fitted with a white suite including a panelled bath with overhead shower, completes the first floor.

With its fresh, well-presented interiors, thoughtfully arranged accommodation and easy-to-maintain surroundings, this is an appealing home offering the opportunity to enjoy a relaxed village lifestyle, with the local shop just a short walk away.

OUTSIDE

Outside, the property enjoys a pleasant, low-maintenance rear garden, predominantly laid to lawn with hedging along the rear boundary providing an attractive green backdrop. A patio seating area offers an inviting spot for alfresco dining, summer barbecues or simply enjoying a morning coffee, while the manageable proportions make the garden ideal for those wanting outdoor space without the commitment of extensive upkeep.

French doors from the sitting room open directly onto the garden, allowing the living space to extend naturally outdoors during the warmer months.

To the front, a private driveway provides off-road parking for approximately two to three vehicles and leads to a detached single garage, complete with power and lighting. Offering useful additional storage or secure parking, the garage and driveway add further practicality to this attractive village home.









SITUATION

Walberton is a charming and sought after rural village with the convenience of a local shop, welcoming gastro pub. parish church, primary school, doctors' surgery and a great feeling of community. It is situated within the Conservation Area between the stunning South Downs National Park to the north and the beautiful coast to the south. The A27 and Barnham mainline train station, with services to either the coast or Gatwick Airport and London Victoria, are both nearby

SPORTING AND RECREATION

Leisure pursuits include plenty of scenic walks and cycling trails with the South Downs National Park on your doorstep and Climping beach close-by. There is golf and a leisure club, horse racing and motorsports at Goodwood. The historic town of Arundel to the east is famous for its castle and cathedral as well as a good selection of independent shops and restaurants. Chichester also provides a wealth of shops, leisure and entertainment including the renowned Festival Theatre.

COUNCIL TAX

Council Tax Band D. Please contact Arun District Council on 01903 737752

SERVICES

All mains services are connected.
According to Ofcom for this address Ultrafast broadband is available.
Highest download speed is 1800 Mbps.

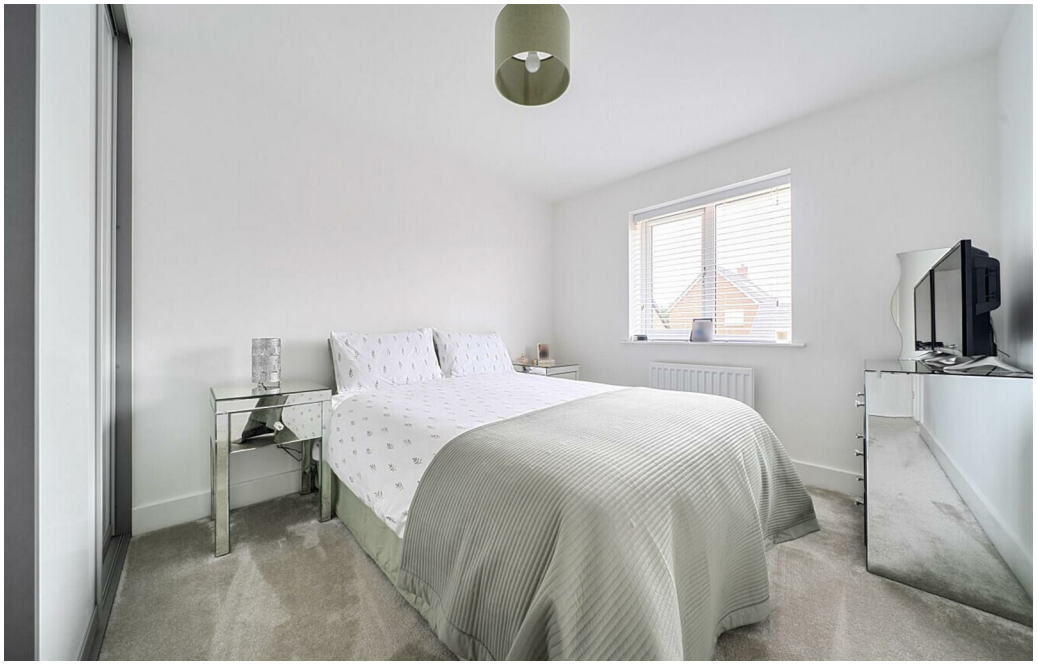
IN THE KNOW

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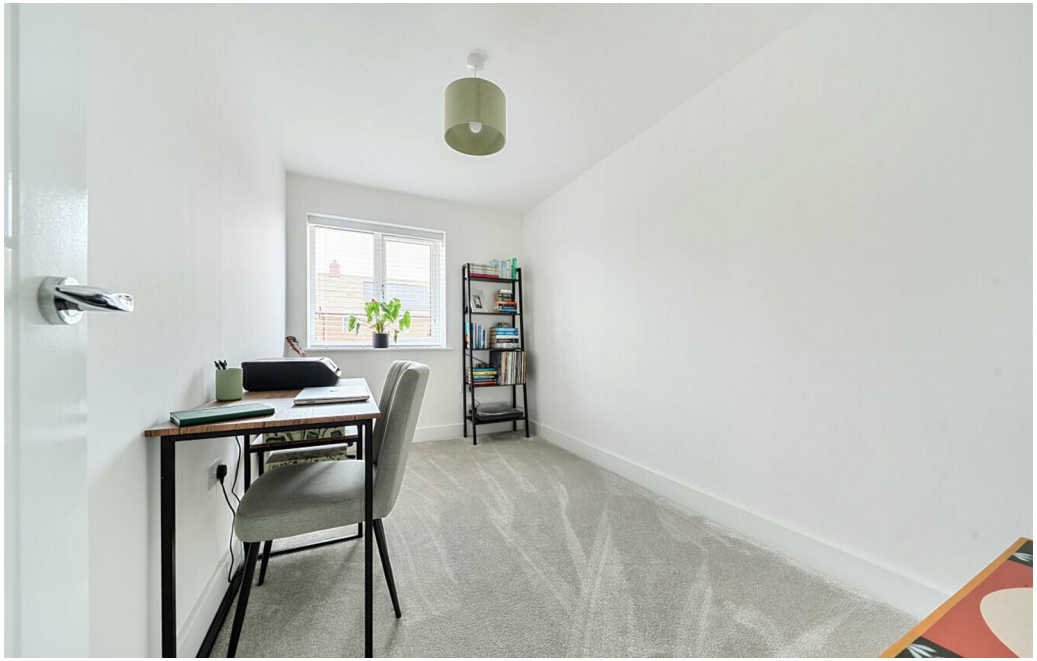
VIEWING

Viewing strictly by appointment through GL & Co. Please telephone: 01903 742354 or email: enquiries@glpropety.co.uk

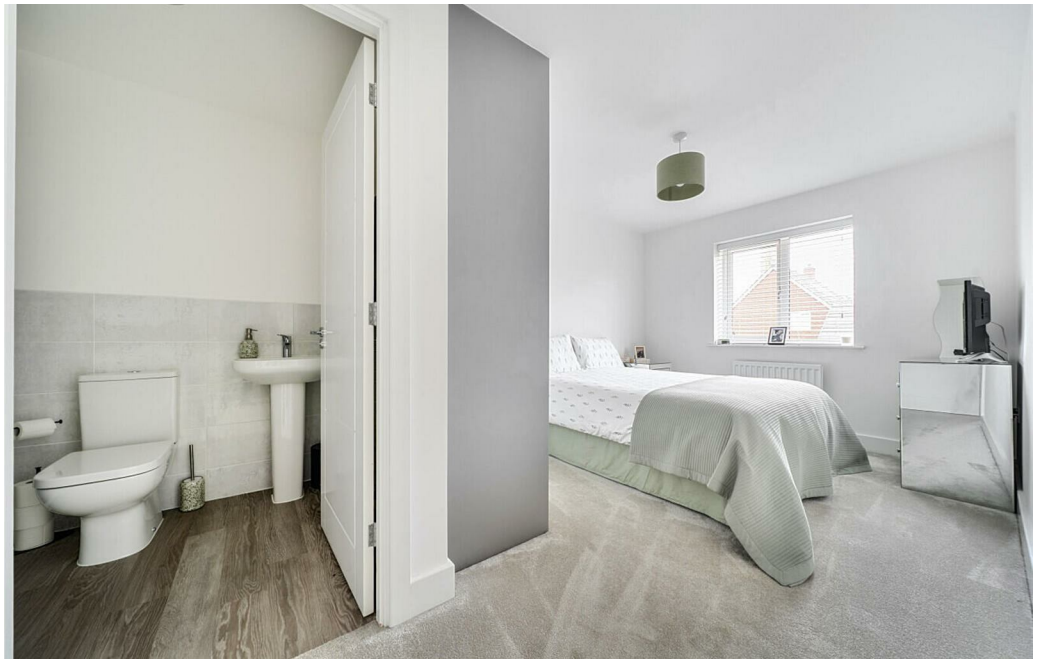








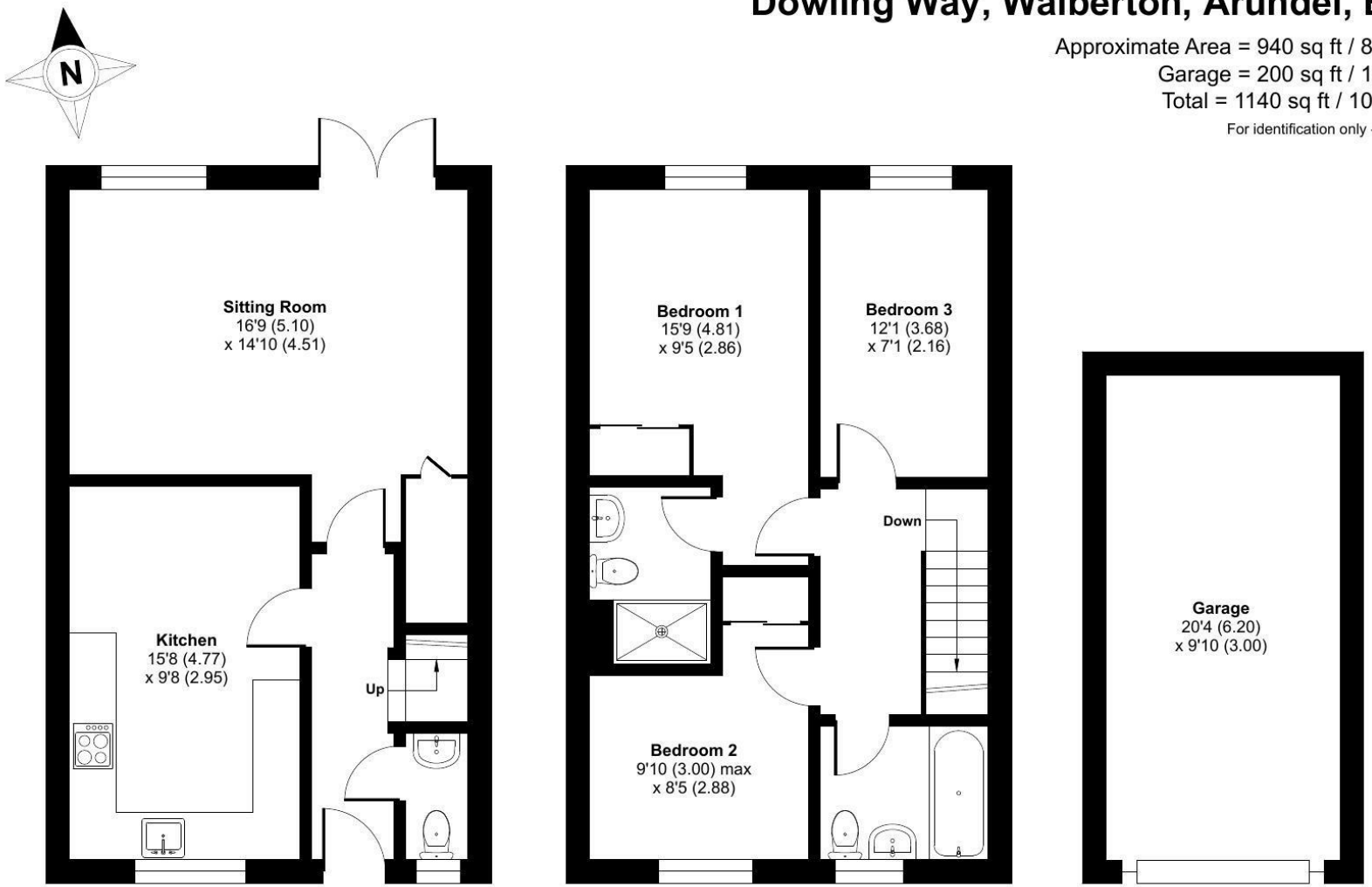






Dowling Way, Walberton, Arundel, BN18

Approximate Area = 940 sq ft / 87.3 sq m
Garage = 200 sq ft / 18.5 sq m
Total = 1140 sq ft / 105.8 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). © nichecom 2026. Produced for GL&CO Estate Agents. REF: 1539938

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