



Tottingly, West Walberton Lane, Walberton, BN18 0QS

Guide Price £895,000

 **Henry Adams**
estate agents

Tottingly Walberton

- Detached bungalow
- Versatile accommodation
- Four bedrooms
- Three reception rooms
- 0.36 acre plot
- South facing garden
- Driveway
- Sought after location
- Viewing recommended

Occupying an impressive 0.36-acre plot in one of Walberton's most desirable edge-of-village locations, this exceptional detached bungalow offers beautifully balanced accommodation, combining generous proportions with outstanding versatility. Thoughtfully arranged throughout, the property has been designed to provide an effortless blend of elegant entertaining spaces and comfortable everyday living.

The welcoming sitting room is complemented by a stylish contemporary kitchen, a separate breakfast room and a formal dining room, creating a superb flow for both family life and entertaining.

The principal bedroom enjoys fitted wardrobes and a beautifully appointed en-suite shower room, while three further spacious bedrooms are served by a modern family shower room, ensuring ample accommodation for family and guests alike.





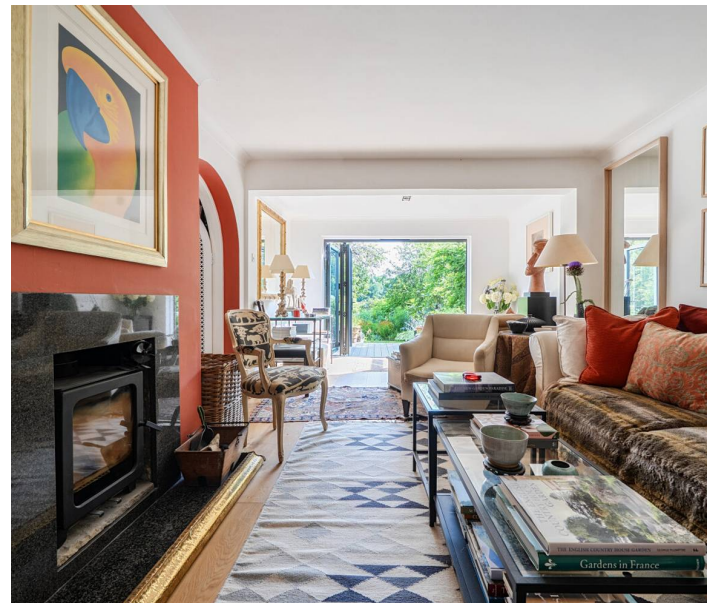
Outside, the property is equally impressive. The beautifully established south-facing gardens provide a private and tranquil setting in which to relax and entertain, with a generous decked veranda overlooking the garden.

A superb detached garden studio offers exceptional flexibility, lending itself perfectly to use as a home office, creative studio or gym.

Approached via a private driveway providing ample off-road parking, this distinguished home enjoys a peaceful setting on the periphery of the sought-after village of Walberton, combining the charm of village life with excellent access to nearby amenities.

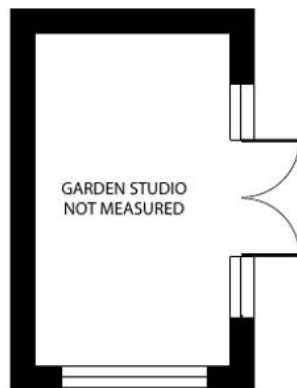
Rarely do properties offering such a combination of space, versatility and an exceptional setting come to the market, making early viewing highly recommended.

Arun District Council - 26/27 Tax Band (TBC) EPC-C

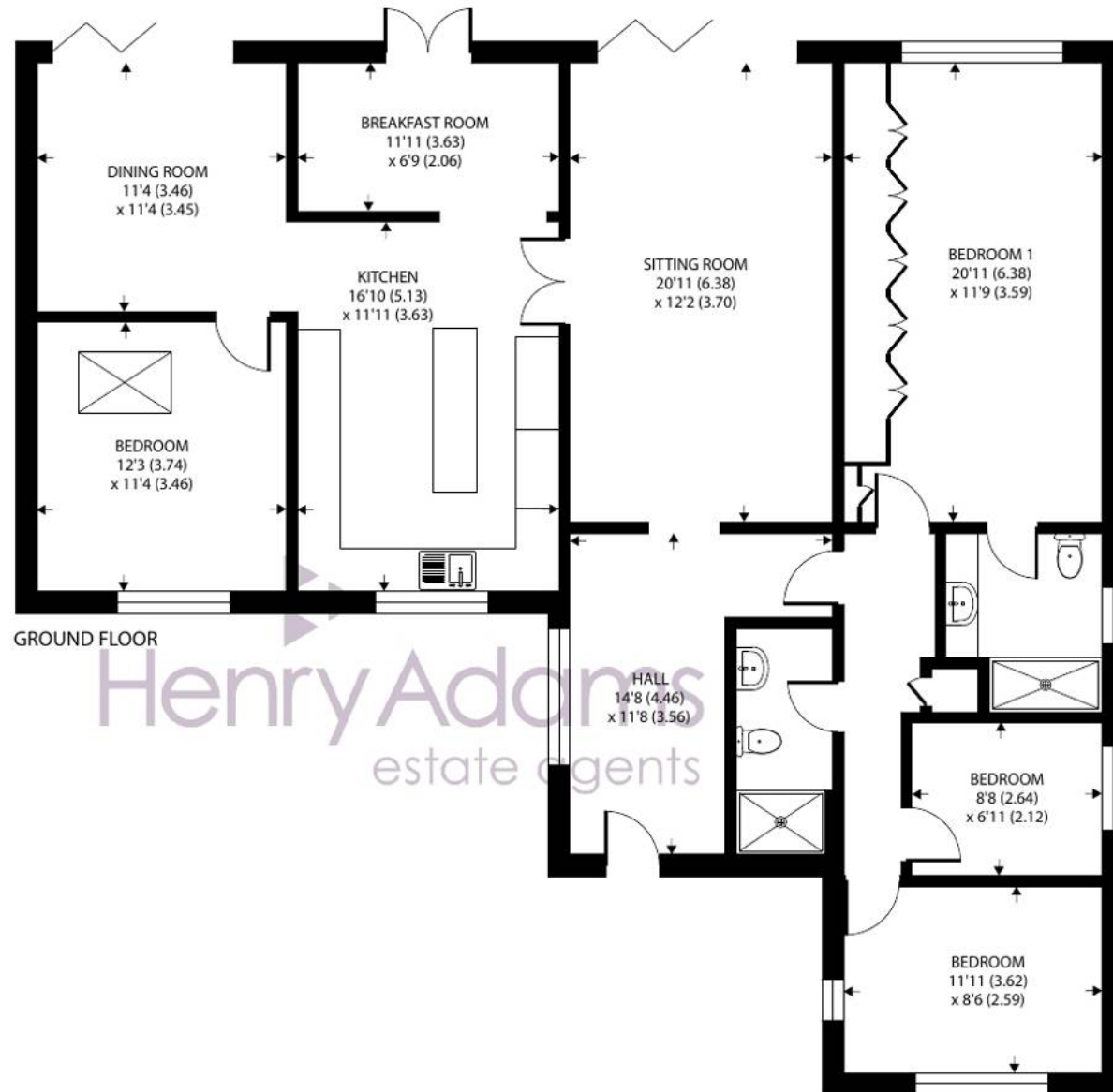








NOT SHOWN IN
ACTUAL LOCATION



Approximate Area = 1575 sq ft / 146.3 sq m

For identification only - Not to scale



Location - The village of Walberton has a thriving village community with interest groups and activities for all ages, as well as a range of local shops and golf course. The property has central access to all leisure and sporting pursuits imaginable for all ages, activities are endless. Doctors and dentists are conveniently situated within the Fontwell village area whilst further amenities can be found in nearby Eastergate and Barnham. The cathedral city of Chichester hosts excellent high street shopping, many fashionable restaurants, cafes and bars and the renowned Festival Theatre. A choice of prestigious private schools includes the outstanding Westbourne House School, Prebendal and Great Ballard. A wide range of excellent primary and secondary states schools are in the catchment area and Chichester College for further education. For avid dog walkers or equestrian enthusiasts, there are ample opportunities with extensive forests bordering and leading into the South Downs, hosting footpaths and bridleways in close vicinity. The local beach is the outstanding Elmer beach just a short drive away or there are further superb sailing facilities around Chichester Harbour and water sports from the beaches at West Wittering.

Directions - From Chichester proceed east on the A27. On reaching the Fontwell roundabout take the second exit into Arundel Road (signposted Fontwell village). Proceed over the mini roundabout and at the next mini roundabout turn right into West Walberton Lane. Follow the road for approximately 200 meters and the property is on the right. What3words - receiving.dent.sporting





Henry Adams - Chichester

Henry Adams LLP, Rowan House Baffins Lane - PO19 1UA

01243 533377

chichester@henryadams.co.uk

www.henryadams.co.uk

Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.