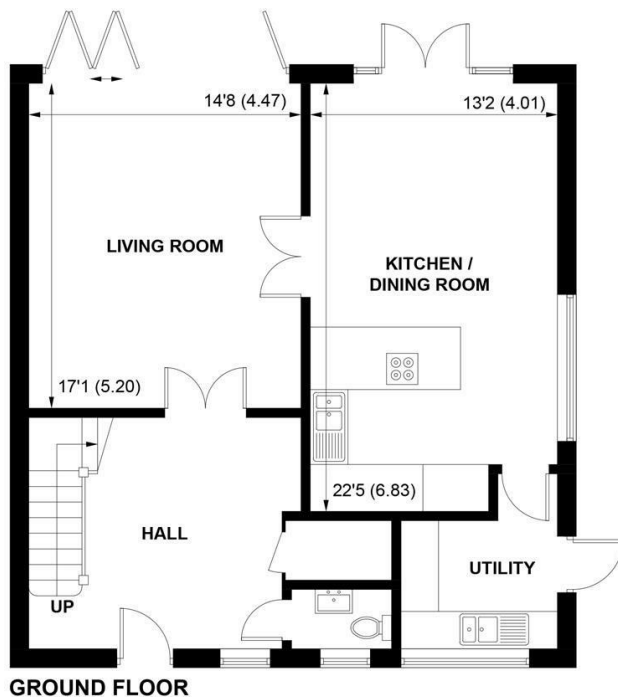


SW

Sims Williams



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



APPROXIMATE GROSS INTERNAL AREA = 1659 SQ FT / 154.1 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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£2,150 PCM

4 SPINDLEWOOD PLACE, YAPTON LANE, WALBERTON,

- Detached House
- Three Double Bedrooms
- Primary Bedroom with Floor to Ceiling Windows & Dressing Area
- En Suites to Bedroom 1 & 2 plus Additional Bathroom
- Separate Lounge & Kitchen Diner with Integrated Neff Appliances
- Three Allocated Parking Spaces
- Private Rear Garden
- Finished to A High Standard
- Five Week's Rent Security Deposit

EPC RATING

Current = C

Potential = B

COUNCIL TAX BAND

Band = F

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.

Step into this stunning home through a grand entrance hallway, complete with a cloakroom and a convenient storage cupboard.

Elegant double doors open into a beautifully designed living area that offers serene views of the garden, creating a perfect space for both relaxing and entertaining. From here, further double doors lead into a sleek, contemporary Euphoria kitchen, featuring soft-close units and integrated Neff appliances. A separate utility room adds to the practicality of this stylish home.

Finished to an exceptional standard, the property boasts White Chiffon matt-painted walls, solid white internal doors, and modern chrome ironmongery throughout.

Upstairs, the impressive primary bedroom is a true retreat, featuring full-height built-in wardrobes positioned behind a central feature wall, creates a dedicated dressing area. Floor-to-ceiling windows flood the space with natural light and provide beautiful views of open countryside.

Two additional double bedrooms are also located on this floor—one benefitting from a stylish en suite shower room—alongside a contemporary family bathroom. All bathrooms are fitted with Porcelanosa floor tiles and elegant white Villeroy & Boch sanitaryware, including soft-close seats and concealed dual-flush cisterns.

Outside, the property enjoys a generously sized private rear garden laid to lawn, and the added convenience of three allocated parking spaces.

The property is served by a communal Klargestep 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

