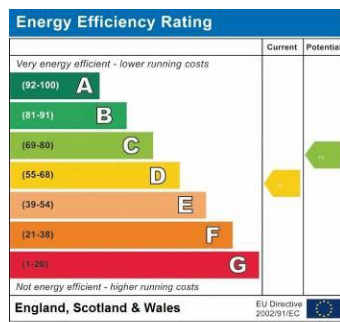




**Book a Viewing**

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# Clarkes

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### What the agent says... “,,

Arranged over 3 floors, is this 3 bedroom semi-detached family home located in the popular village of Walberton. Walberton village centre is just a short walk away and is home to several local shops and pubs, St Marys Church, a dentist and a doctor's surgery. There is also a Duck pond situated round the corner on Eastergate Lane.

Internally the property comprises of entrance hallway, living room with sliding doors onto the garden, and family dining room which leads onto the kitchen. The kitchen is fitted with integral oven, hob, fridge and freezer, and there is plenty of worktop space for cooking. There is a downstairs cloakroom off the kitchen which is plumbed ready for a washing machine and tumble dryer and a second door leading to the toilet.

On the second floor there is a master bedroom, family bathroom fitted with white bathroom suite and 2 bedrooms. The loft has also been converted providing an additional room, a bathroom and plenty of eaves storage.

Externally there is a large rear garden perfect for children, pets, and entertaining. The garden is currently laid to lawn with a patio area for table and chairs, but if you are a keen gardener there is plenty of opportunity for growing your favourite plants. There is a shed and a large workshop which has power.

In our opinion the property would benefit from some updating throughout and would be perfect for someone who is looking to refurbish after moving in. Viewings are recommended to appreciate all that this property has to offer.



- 3 Bedrooms
- 2 Receptions
- Fitted Kitchen
- Loft Room
- Large Rear Garden
- Village Location



### Accommodation

#### Ground Floor

Entrance Hall  
 Living Room: 11' 3" x 17' 1" (3.43m x 5.22m)  
 Reception 2: 11' 1" x 14' 2" (3.40m x 4.32m)  
 Kitchen: 12' 11" x 8' 2" (3.95m x 2.49m)

#### 1st Floor

Bedroom 1: 11' 3" x 11' 10" (3.45m x 3.63m)  
 Bedroom 2: 8' 4" x 8' 2" (2.56m x 2.50m)  
 Bedroom 3: 8' 2" x 8' 3" (2.51m x 2.54m)  
 Bathroom: 8' 1" x 6' 5" (2.48m x 1.96m)

#### 2nd Floor

Loft Room: 9' 8" x 8' 0" (2.95m x 2.45m)  
 Shower Room: 6' 5" x 8' 1" (1.96m x 2.47m)

**Council Tax Band: D**

