





## 4 Field Close, Walberton

An extended detached bungalow in a cul-de-sac location.



- ▶ Spacious detached bungalow
- ▶ 3/4 bedrooms
- ▶ Dual aspect sitting room
- ▶ Two en-suite facilities
- ▶ Double and single garage
- ▶ Cul-de-sac location
- ▶ Kitchen/breakfast room and utility
- ▶ Bathroom/WC
- ▶ Cloakroom
- ▶ Gardens

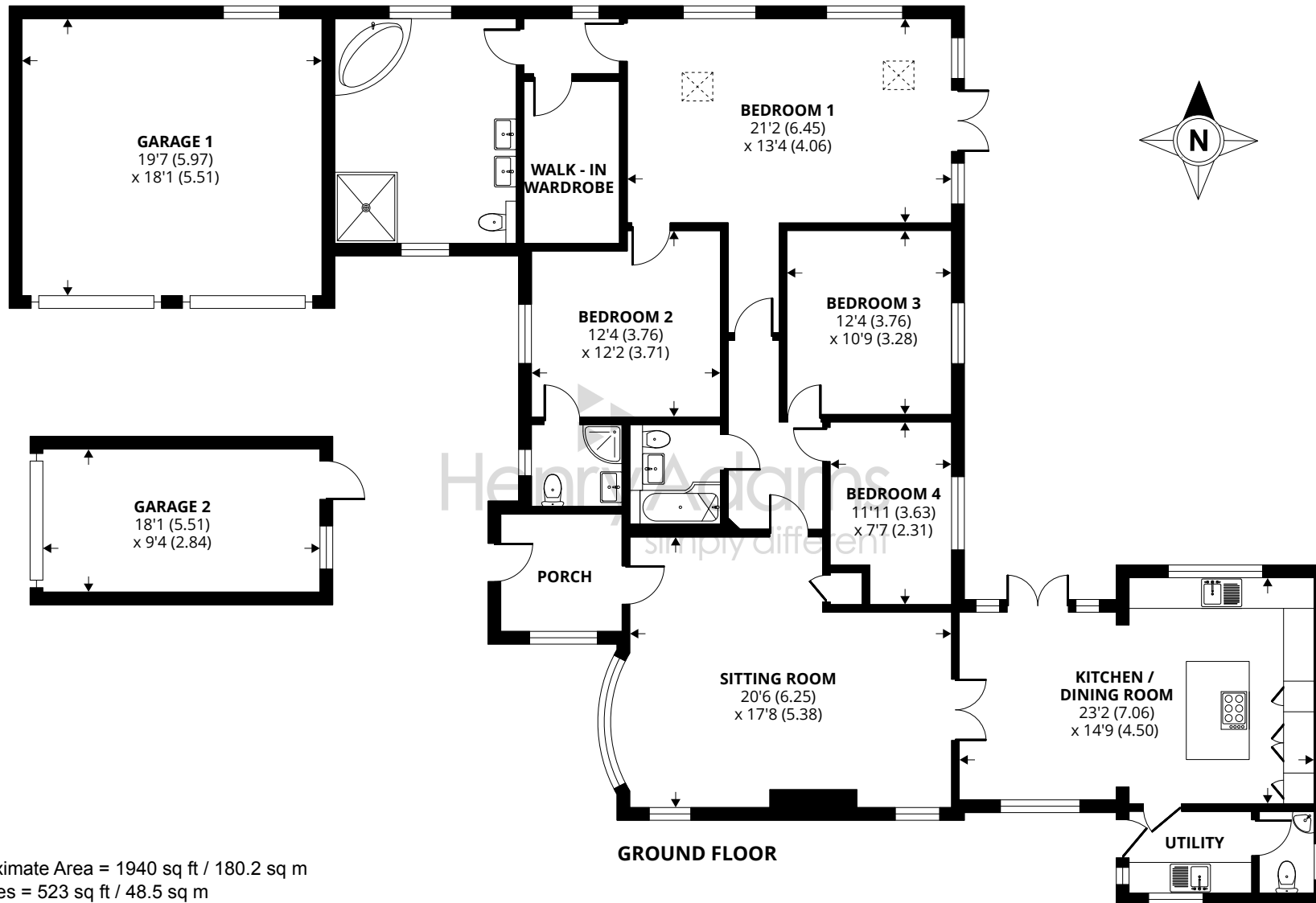
Located in a cul-de-sac location, the bungalow has been significantly extended to create both spacious and versatile accommodation.

The accommodation comprises an entrance porch, dual aspect sitting room with attractive log burner, large dual aspect kitchen/dining room with a utility room leading off. A particular feature of the property is the principal suite which includes a large dual aspect bedroom with vaulted ceiling, Velux windows, a walk-in wardrobe and access to a spacious en-suite bath/shower wet room. There are three further bedrooms (one with an en-suite facility) and a bathroom/WC.

Outside, to the front of the property there is a driveway which provides off road parking for a number of vehicles which leads to a double garage with electric doors. There is also a further driveway with access to a single garage with electric door. A pathway leads around the side of the property and continues round to a small kitchen garden with raised beds and then onto the mature rear garden which is mainly laid to lawn with flower and shrub borders and a patio area. Access to the various garden areas are from the utility room, kitchen/dining room and principal bedroom.

Arun District Council - 23/24 Tax Band F £3,085.34





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.



## Location

Nearby there is The Holly Tree pub/restaurant, a parade of shops, primary school, church and golf at nearby Avisford Park. There are further facilities in Barnham including a railway station to London Victoria. The historic town of Arundel offers a further range of shops and railway station. The cathedral city of Chichester offers excellent high street shopping, many fashionable restaurants, cafes and bars and Festival Theatre. Goodwood is famous for its many event days including the world renowned Festival of Speed and Goodwood Revival for motor racing enthusiasts and a season of horse racing including the Qatar Goodwood Festival. There are excellent sailing facilities around Chichester Harbour and water sports from the beaches at West Wittering.

## Directions

From Chichester proceed east along the A27. At the Fontwell roundabout take the second exit into Arundel Road. At the second mini roundabout, turn right into West Walberton Lane, signposted to Walberton, and proceed to the end. Turn left into The Street and take the second left into Field Close where the property can be found in the left hand corner of the cul-de-sac.

