





Hatpins, Avisford Park Road, Walberton

A spacious, extended and well-proportioned detached house conveniently situated in Walberton village.



- ▶ **Spacious Detached House**
- ▶ **Kitchen/Breakfast Room plus Utility**
- ▶ **Four Bedrooms**
- ▶ **Ample Off-Road Parking**
- ▶ **Three Reception Rooms**
- ▶ **Ground Floor WC**
- ▶ **En-Suite and Family Bathroom**
- ▶ **Generous Beautifully Landscaped Rear Garden**

This detached family home offers versatile accommodation, set in a generous plot on a private cul-de-sac lane. A viewing is thoroughly recommended to appreciate its convenient location and the spacious well thought out layout on offer.

The accommodation comprises spacious and welcoming entrance hall/dining room and feature bay window, additional reception room/snug with feature bay window and fireplace, sitting room with sandstone fireplace and bi-folding doors opening onto the patio. The kitchen/breakfast room is fitted with modern units under a Corian worktop with integral appliances, eye-level double oven and gas hob, side utility room plus a ground floor WC.

The first floor comprises four bedrooms, the principal bedroom has full length Velux windows with lovely views, fully fitted 'Sharps' bedroom furniture and an en-suite bathroom with corner bath and vanity unit basin/WC. The second bedroom has fully fitted 'Sharps' bedroom furniture. The two additional bedrooms have built-in wardrobes and eaves storage space. There is a family bathroom with modern 'T' shaped bath and vanity unit basin/WC.

Council Tax Band: F

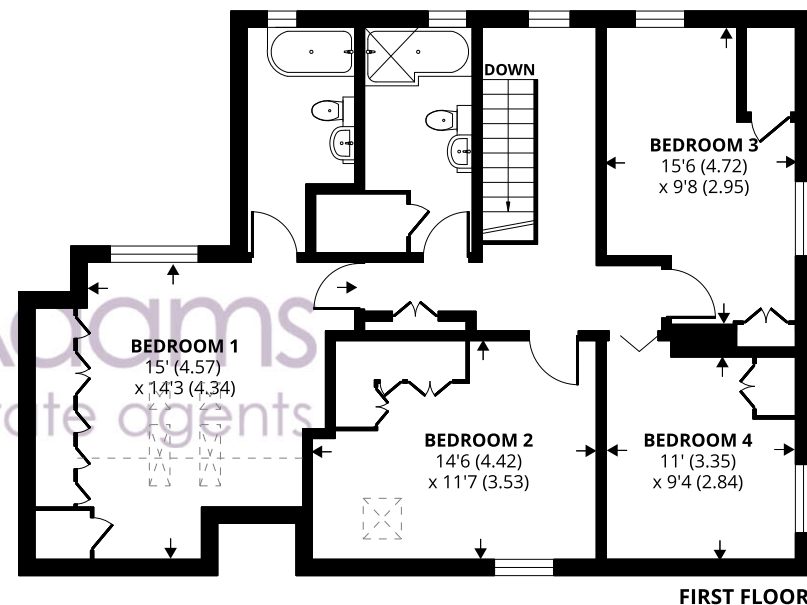
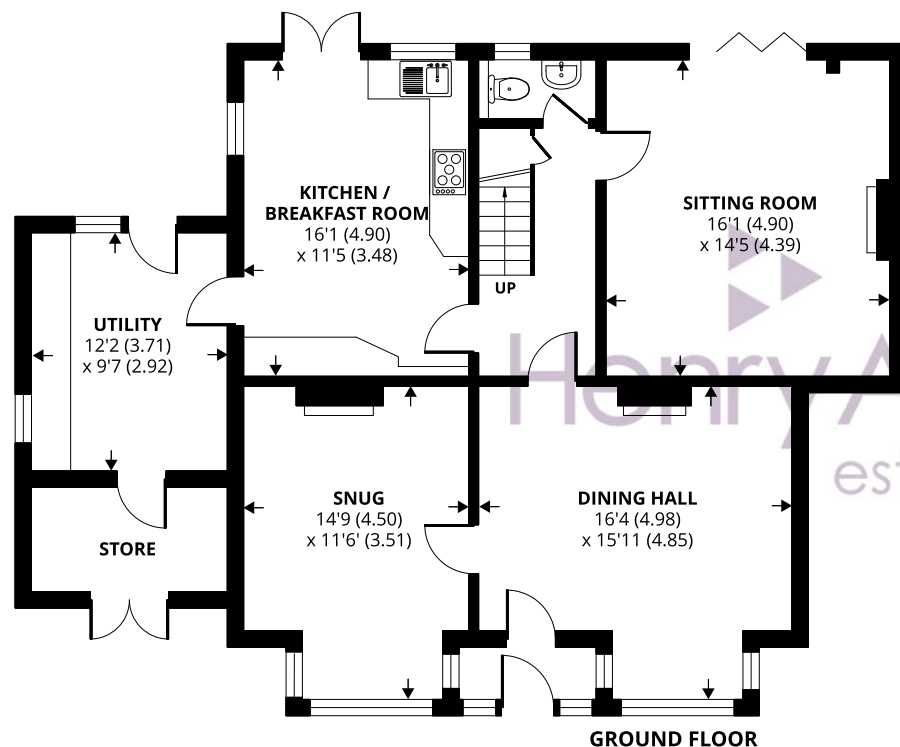








Denotes restricted head height



Approximate Area = 2019 sq ft / 187.5 sq m
Limited Use Area(s) = 58 sq ft / 5.3 sq m
Total = 2077 sq ft / 192.8 sq m

For identification only - Not to scale



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.

Outside, the front driveway provides ample off-road parking. There is gated side access to the generous rear garden which complements the property being mainly laid to lawn, established trees, flower and shrubbery borders, feature wildlife pond, large patio area off the main sitting room, perfect for alfresco dining.

Location

The cathedral city of Chichester is about six miles where there is a comprehensive array of fashionable restaurants and bistros, excellent pedestrian shopping precinct and the famous Chichester Festival Theatre. The cathedral City of Arundel with its impressive restored medieval castle, hereditary stately home of the Dukes of Norfolk and their ancestors for over 850 years. Arundel Castle occupies a defensive site on a prominent hill in West Sussex, overlooking the River Arun and the South Downs.

What3Words ///sleeps.pythons.stoops

12/07/24



