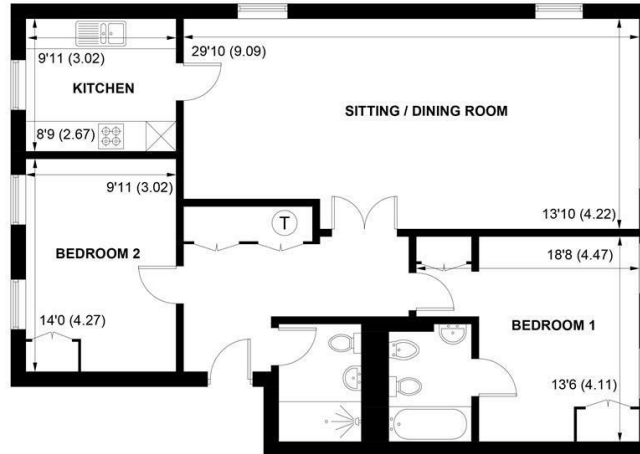




2 WALBERTON PARK, THE STREET, WALBERTON, SUSSEX, BN18 0PJ



## FIRST FLOOR

APPROXIMATE GROSS INTERNAL AREA = 1040 SQ FT / 96.6 SQ M

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2019 ©  
Produced for Sims Williams

**WALBERTON OFFICE**

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# £360,000 Leasehold

## 2, WALBERTON PARK, THE STREET WALBERTON, SUSSEX, BN18 0PJ

- First Floor Apartment
- Double Aspect Sitting/Dining Room
- Fully Fitted Kitchen
- 2 Double Bedrooms
- En Suite Bathroom
- Modern Shower Room
- Impressive Communal Gardens
- Garage With Power & Light
- Viewing Recommended

### EPC RATING

Current = C

Potential = B

### COUNCIL TAX BAND

Band = E

Walberton is an attractive rural village well served by shops, gastro pub, parish church and a primary school. The South Downs National Park is nearby, as are the popular beaches at Climping and Elmer. The mainline railway station at Barnham is approximately 1 mile away with direct services to London Victoria and Portsmouth. The historic town of Arundel is 3 miles away, and nearby Chichester provides a wealth of leisure and entertainment facilities including the renowned Chichester Festival Theatre, Pallant House Gallery and the various sporting events at Goodwood.

This first floor apartment, accessed through a communal hallway, offers bright and spacious accommodation comprising generous entrance hall with storage cupboards, and double doors to a large dual aspect sitting/dining room with views over the stunning gardens.

The kitchen is fitted with a range of wood fronted units with built in oven and hob and other integrated appliances.

The master bedroom enjoys views over the gardens and benefits from built in wardrobes and an en suite bathroom comprising panel bath with shower over, wash basin, bidet and WC. The second bedroom is also a double room with built in wardrobe.

The shower room is fitted with a large walk in shower cubicle, wash basin and WC.

Outside the mature communal gardens are beautifully kept, laid mainly to lawn with mature trees and views over the fields beyond and the ancient village church. The garage is located in a block to the front of the property where there is also ample parking.

The property is Leasehold with the remainder of a 987 year lease from 16th July 1999 (967 years remaining) with a share in the freehold through the management company. The service charge is £2,982 per annum with a ground rent of £50.

### Disclaimer

As the seller's agent we are not surveyors or conveyancing experts and as such we cannot and do not comment on the condition of the property or issues that may affect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquiries before making any transactional decisions.

### Directions

From our office at 5 Maple Parade, Walberton proceed east along The Street taking the first turning on the right then immediately left, where you will find the entrance to Walberton Park through the opening in the flint wall.



