



**Price**

**£730,000**

**Freehold**

3x  3x  2x 

**Eastergate Lane,  
Walberton, Arundel,  
West Sussex, BN18**

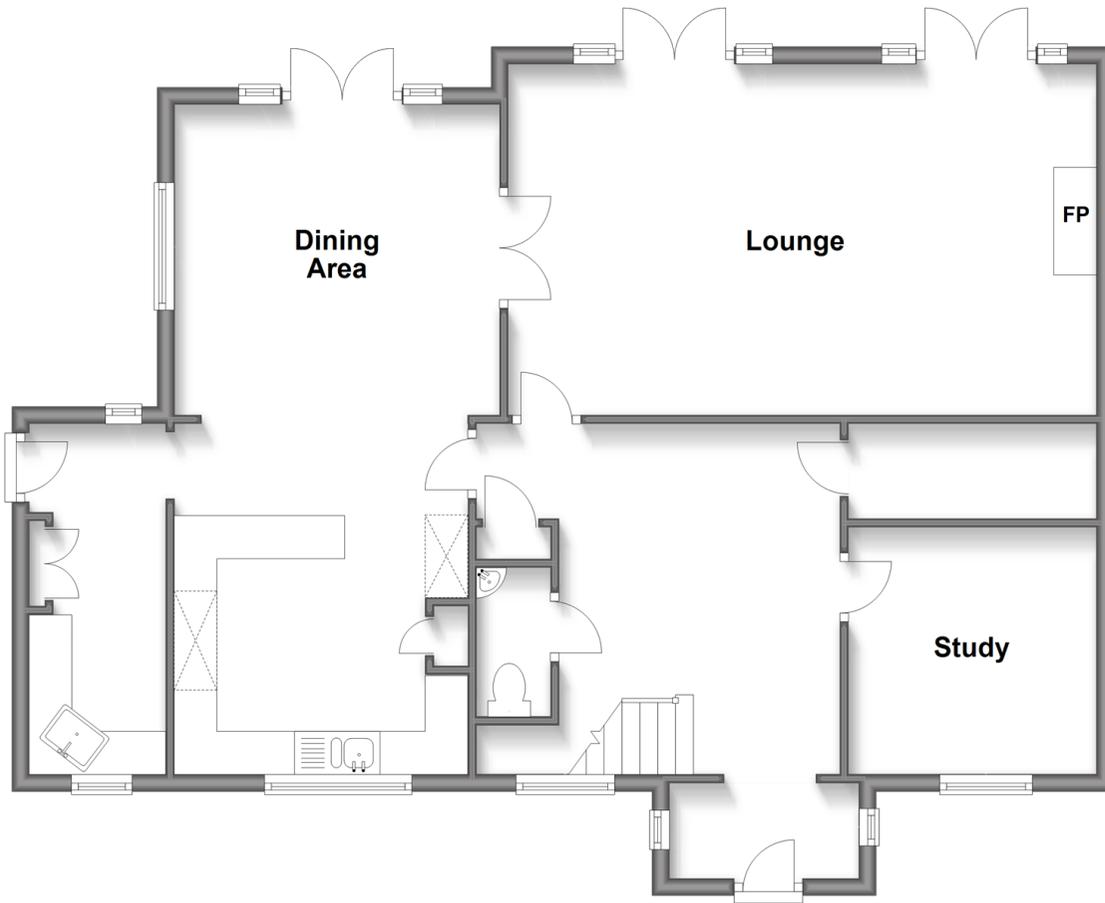
**OVER 60?**

Secure this property  
for up to **59% less!**

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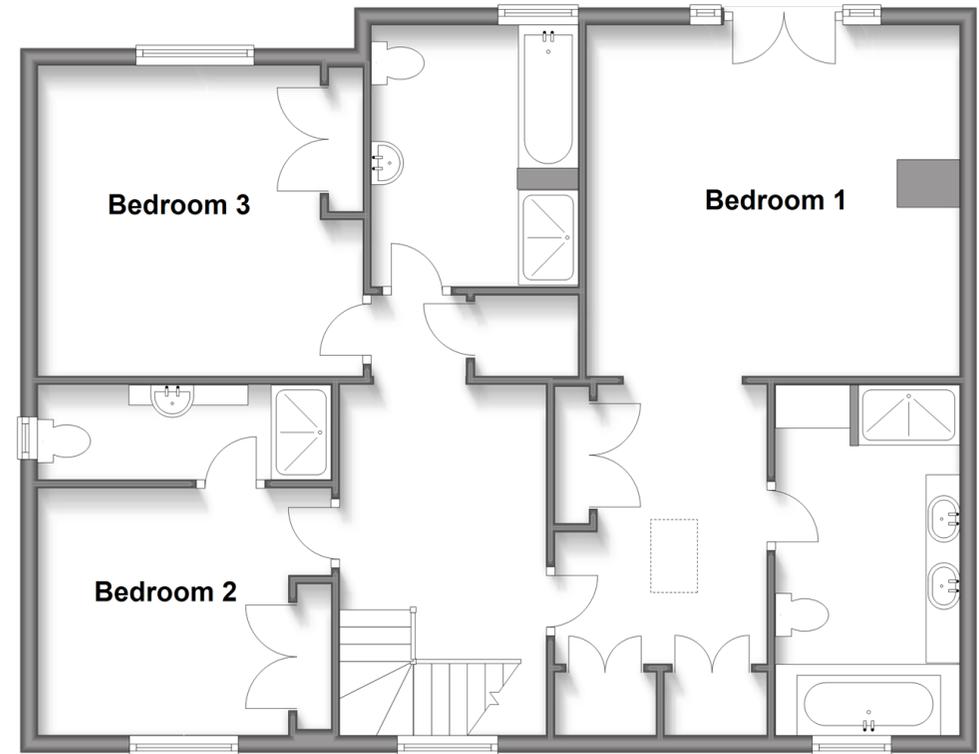
## Ground Floor

Approx. 96.7 sq. metres (1041.3 sq. feet)



## First Floor

Approx. 87.2 sq. metres (938.1 sq. feet)



## Accommodation

### GROUND FLOOR

Porch Area

Entrance Hall: 13'7 x 10'10 (4.14m x 3.30m)

Kitchen: 13'3 x 11'2 (4.04m x 3.41m)

Utility Room: 13'3 x 5'2 (4.04m x 1.58m)

Dining Area: 12'5 x 11'10 (3.79m x 3.61m)

Lounge: 22'10 x 19'9 (6.96m x 6.02m)

Study: 9'8 x 9'5 (2.95m x 2.87m)

### FIRST FLOOR

Landing

Bedroom 1: 14'5 x 13'4 maximum (4.40m x 4.07m)

Dressing Area: 10'10 x 5'7 up to fitted wardrobes (3.30m x 1.70m)

En-Suite Bath & Shower Room: 13'7 x 7'2 (4.14m x 2.19m)

Bedroom 2: 9'4 x 9'0 up to fitted wardrobes (2.85m x 2.75m)

En-Suite Shower Room: 11'4 x 4'1 (3.46m x 1.25m)

Bedroom 3: 12'6 x 10'2 minimum (3.81m x 3.10m)

Family Bath & Shower Room: 9'9 x 8'2 (2.97m x 2.49m)

### OUTSIDE

Off Road Parking

Front & Rear Gardens

Shed & Wood Store

Summer House

Greenhouse



## Main features

- Spacious detached house - ideal family home
- Generous garden with patio area - perfect for hosting
- Benefits from ample off road parking & close to the local schools



### Nearest Schools

Walberton and Binsted CofE Primary 0.7 miles, Eastergate CofE Primary 1.5 miles, Barnham Primary 1.9 miles, Ormiston Six Villages Academy 1.5 miles, St Philip Howard Catholic High School, The 2.2 miles, Slindon College 3.2 miles, The Regis 6.3 miles



### Transport Information

Train Stations: Barnham 1.8 miles, Ford 4.1 miles, Littlehampton 4.7 miles



### Address

Eastergate Lane, Walberton, Arundel, West Sussex, BN18



### Directions

For directions to this property please contact us.



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Call Arundel Branch 01903 884420 ■ [cubittandwest.co.uk](http://cubittandwest.co.uk)



- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.

EPC RATING

CURRENT:	POTENTIAL:
D(56)	C(75)

23217027/20240318/IB/DW