



Price

£680,000

Freehold

3x  1x  4x 

The Street, Walberton,  
Arundel, West Sussex  
BN18

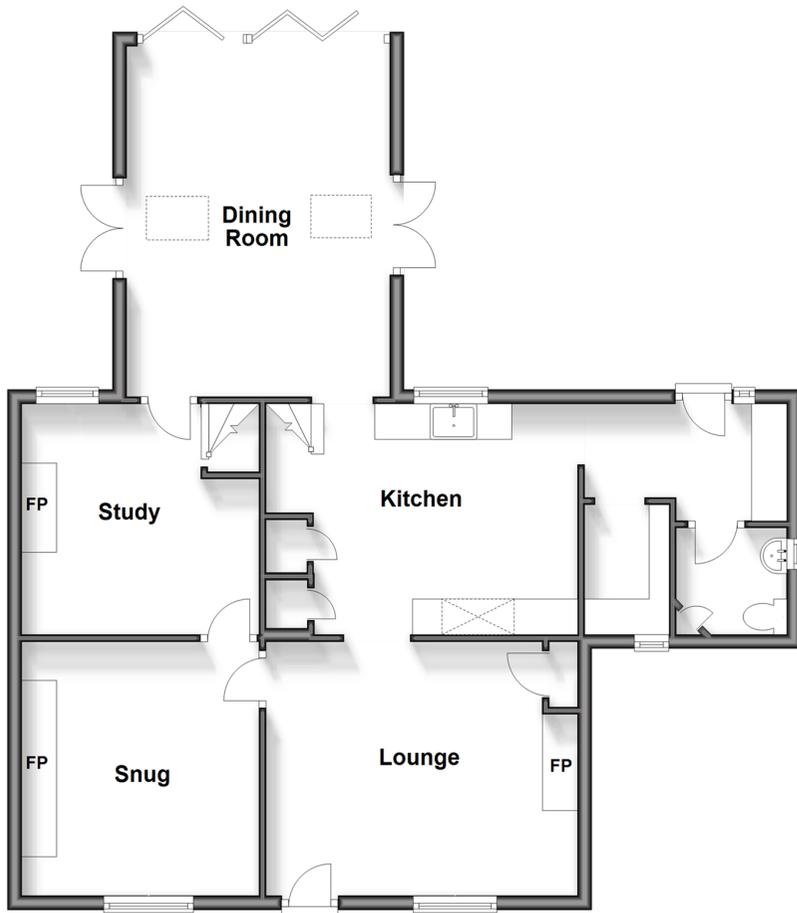
**OVER 60?**

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

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## Ground Floor

Approx. 82.9 sq. metres (892.1 sq. feet)



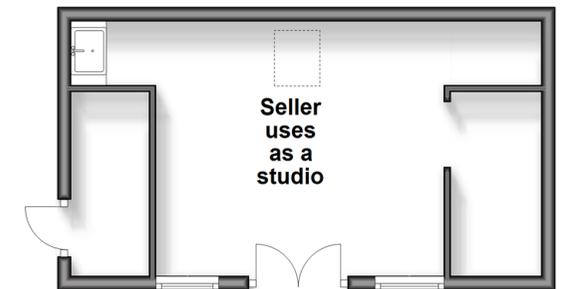
## First Floor

Approx. 53.2 sq. metres (572.9 sq. feet)



## Outbuilding

Approx. 23.9 sq. metres (256.9 sq. feet)



## Accommodation

### GROUND FLOOR

Lounge: 14'7 x 11'8 (4.45m x 3.56m)

Snug: 11'8 x 11'1 (3.56m x 3.38m)

Study : 10'9 x 10'7 (3.28m x 3.23m)

Kitchen/ Breakfast Room : 11'8 x 10'6 (3.56m x 3.20m)

Larder: 6'0 x 4'0 (1.83m x 1.22m)

Dining Room : 16'1 x 12'3 (4.91m x 3.74m)

Utility : 9'4 x 5'5 (2.85m x 1.65m)

Cloakroom

### FIRST FLOOR

Landing

Bedroom 1: 14'2 x 11'3 (4.32m x 3.43m)

Bedroom 2: 11'3 x 10'8 (3.43m x 3.25m)

Bedroom 3: 10'5 x 8'1 (3.18m x 2.47m)

Bathroom

### OUTSIDE

Driveway

Walled Front Garden

Walled Rear Garden

Powered Studio with Storeroom: 21'8 x 11'7 (6.61m x 3.53m)



## Main features

- Charming Grade II listed flint and brick cottage circa 1702
- Beautifully maintained period features including wooden beams and fireplaces
- Extended dining room with large bifold doors, high ceilings & under floor heating
- Insulated & powered studio
- Located in the heart of the village with village school, pub & green just round the corner



### Nearest Schools

Primary Schools: Walberton and Binsted CofE Primary 0.0 miles, Barnham Primary 1.1 miles, Slindon CofE Primary 1.2 miles  
Secondary Schools: St Philip Howard Catholic High School, 1.3 miles



### Transport Information

Train Stations: Barnham 1.2 miles, Ford 2.1 miles, Arundel 3.3 miles



### Address

The Street, 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)



■ If buying to let, the energy rating will need to be improved to at least 'E' rating before you can let the property  
■ Appliances & services are untested, dimensions are approximate and floor plans are not to scale

■ Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details  
■ Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.

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