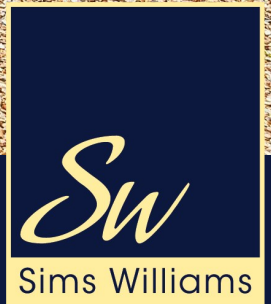




LITTLE PLACE

WEST WALBERTON LANE | BN18 0QS



LITTLE PLACE

WEST WALBERTON LANE, , BN18 0QS

£1,300,000 FREEHOLD

- Extended Family Home
- Highly Sought After Location
- Five Bedrooms Total
- Multiple Reception Rooms
- Garden Room With Views
- Flexible Annexe Potential
- South West Facing Gardens
- Gated Driveway Parking
- Detached Double Garage

A beautifully presented, bright and spacious extended family home, ideally positioned within a highly sought-after leafy lane in Walberton, close to local amenities and village facilities.

The property offers exceptionally versatile accommodation, arranged to suit modern family living. A welcoming reception hall leads to a cloakroom and a double-aspect snug with wood burner, creating a cosy and inviting space. The sitting room features a fireplace and flows into a superb family/garden room, which enjoys views across the gardens and provides an excellent space for entertaining and relaxation. This in turn leads to a modern fitted kitchen with Shaker-style units and a walk-in pantry. There is also a separate dining room with vaulted ceiling, adding further character and flexibility to the ground floor layout.

The ground floor further includes two double bedrooms, a shower room, and a utility room, which offers potential to be adapted into a second kitchen, creating scope for an annexe if required.

On the first floor, there are three additional bedrooms, including a principal bedroom with en-suite shower room, together with a modern family bathroom.

Externally, the stunning south/west facing gardens are a particular feature, with shaped lawns, mature shrubs, well-stocked borders, a garden pond and water feature, vegetable growing areas and useful outbuildings, all combining to create a private and established setting.

To the front, a gated driveway provides ample secure parking and leads to a detached double garage.



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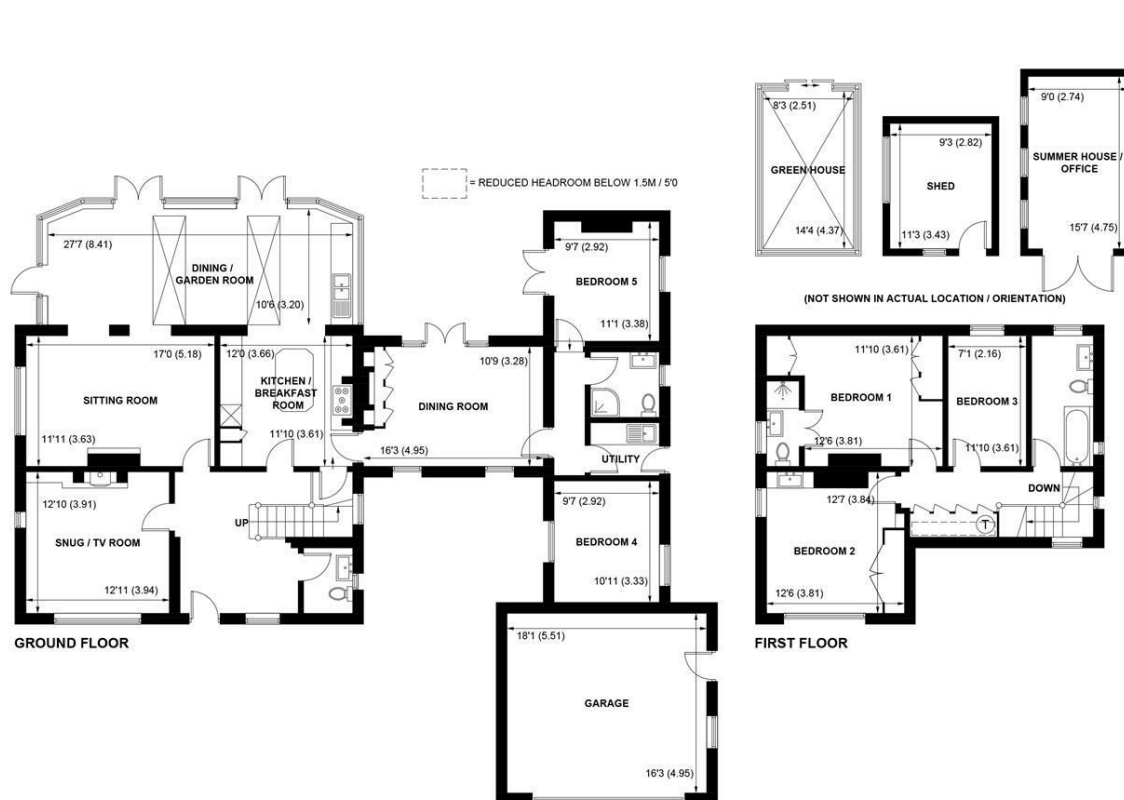
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EPC Band - Current - D Potential - C

Council Tax Band G



APPROXIMATE GROSS INTERNAL AREA = 2212 SQ FT / 205.5 SQ M

GARAGE = 294 SQ FT / 27.3 SQ M

OUTBUILDINGS = 362 SQ FT / 33.6 SQ M

TOTAL = 2868 SQ FT / 266.4 SQ M

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2026 ©

Produced for Sims Williams

Viewing strictly by arrangement via the vendor's Sole Agent Sims Williams.

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract.

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.

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