



28 Henty Close, Walberton, BN18 0PW

Guide Price £625,000

## 28 Henty Close, Walberton

A beautifully presented and extended chalet property situated in a cul-de-sac position.

- Extended chalet property
- Sitting room
- Impressive kitchen/dining room
- Two ground floor double bedrooms
- Modern bath/shower room
- Two first floor double bedrooms
- Modern shower room
- South facing garden
- Garage and driveway

Located close to the shops and school in Walberton village, this detached chalet bungalow has undergone extensions and modernisation, creating a practical and versatile home.

The property features a welcoming entrance hall boasting oak flooring, under stair storage and a staircase leading to the first floor.

The spacious sitting room is illuminated by natural light and includes a fireplace and custom fitted bookshelves/storage.



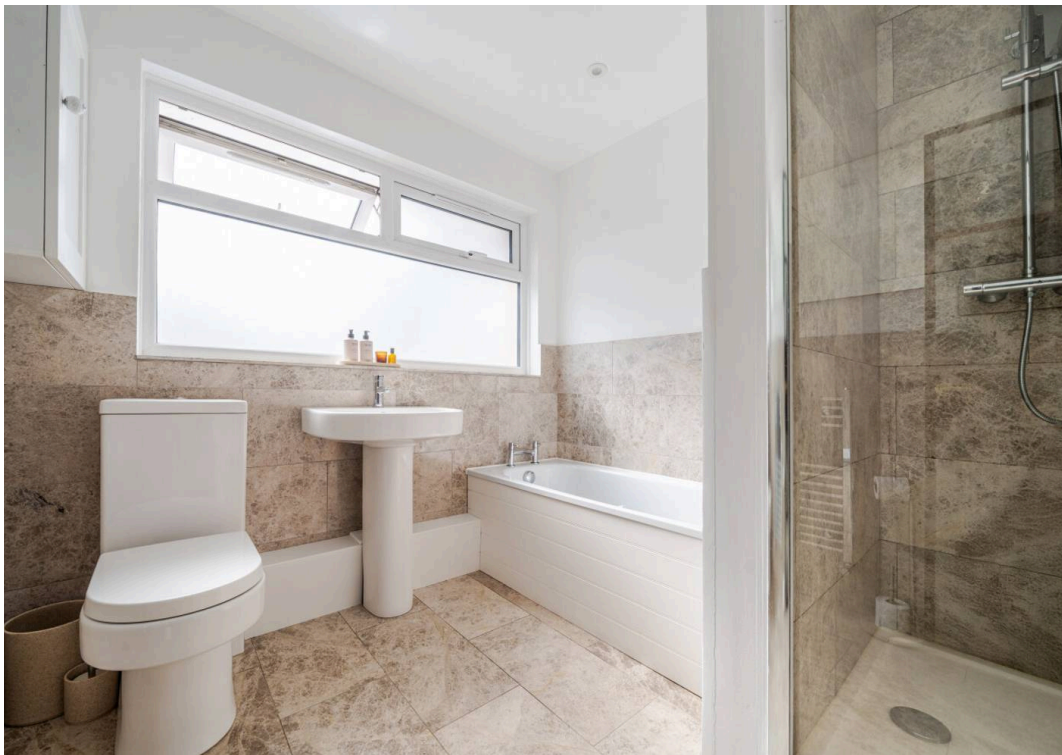
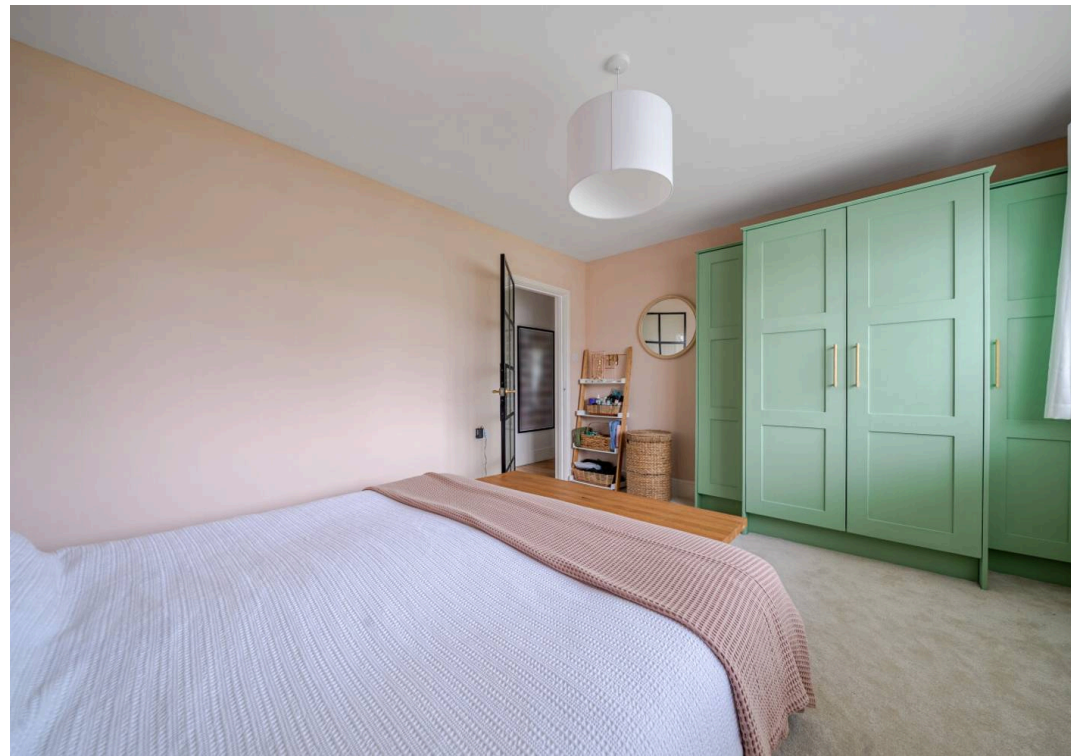
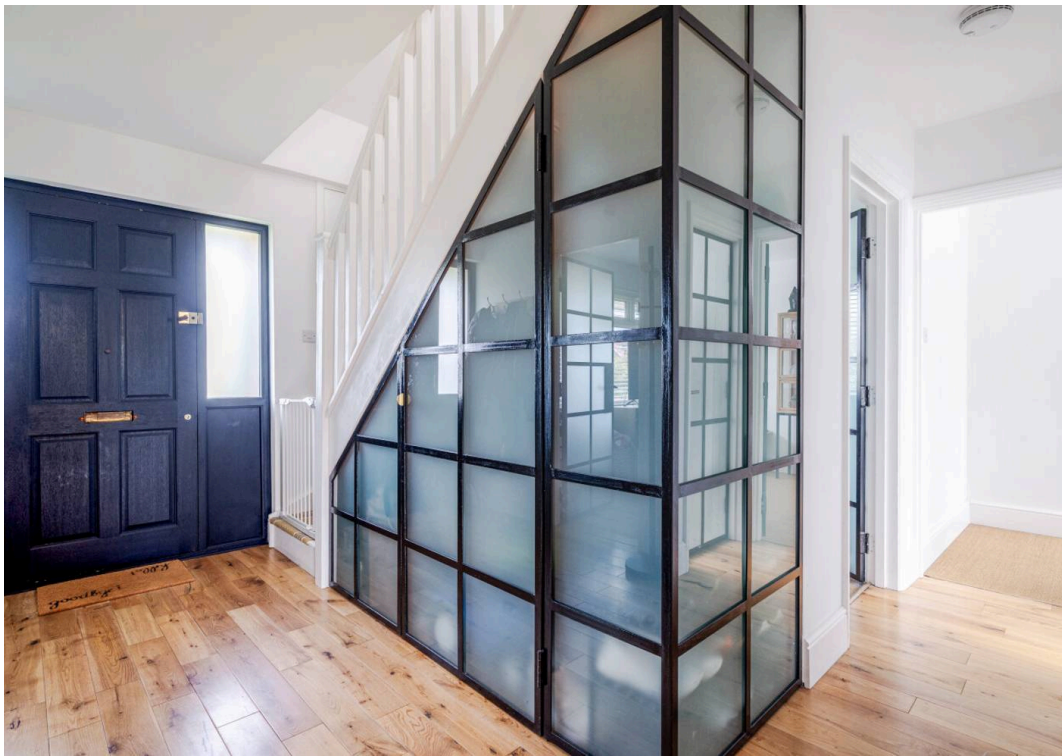


A particular feature is the kitchen/diner/family room that has been redesigned with contemporary Shaker style units, Quartz worktops, and a sizeable central island housing a built-in oven and induction hob with a discreet extractor. Complementing features include a butler sink, built-in dishwasher and a utility cupboard. The area also offers ample space for a dining table and Crittall style doors with electric blinds and lead out to the south facing garden.

Two double bedrooms and a modern bathroom with separate shower cubicle can also be found on the ground floor. On the first floor there are two spacious double bedrooms, with one benefitting from a large walk-in wardrobe. A modern shower room/WC serves the two first floor bedrooms.

Outside, the southerly rear garden offers a patio area which gives way to lawn and is surmounted by raised flower and shrub beds. To the front of the property a driveway provides off-road parking and leads to the garage/workshop.







Approximate Area = 1469 sq ft / 136.4 sq m  
Limited Use Area(s) = 65 sq ft / 6 sq m  
Garage = 403 sq ft / 37.4 sq m  
Total = 1937 sq ft / 179.8 sq m

For identification only - Not to scale



**Location** - The village of Walberton has a thriving village community with interest groups and activities for all ages, as well as a range of local shops, public house and golf course. A further range of shops can be found in nearby Barnham, as well as a mainline railway station to Brighton, Southampton, Gatwick airport, London Victoria and London Bridge. Walberton is also equidistant between Chichester and the historic town of Arundel. The cathedral city of Chichester offers excellent high street shopping, many fashionable restaurants, cafes and bars, cinema, Pallant House Gallery and Festival Theatre. Fontwell race course and Goodwood is famous for its many event days including the world renowned Festival of Speed and Goodwood Revival for motor racing enthusiasts and a season of horse racing including the Qatar Goodwood Festival. There are excellent sailing facilities around Chichester Harbour and water sports from the beaches at West Wittering. The area is a paradise for wildlife enthusiasts, with beautiful walks and cycle tracks over the South Downs and around the harbour.

**Directions** - Upon entering the village of Walberton from the west, proceed along The Street and past the parade of shops. After the shops turn left into Prime Close and then right into Henty Close. Proceed to the end where the property is on the right. what3words - smaller.smarting.tasteful

Arun District Council - 26/27 Tax Band F £3,608.51 EPC-C

**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.

To arrange a viewing call 01243 533377 view details online at [henryadams.co.uk](http://henryadams.co.uk)

