



18 Dowling Way, Walberton, BN18 0GX

Guide Price £495,000

18 Dowling Way, Walberton

An elegant detached family home in a desirable village setting.

- Exceptional four-bedroom detached family home
- Attractive flint and brick elevations built by Linden Homes
- Situated in the highly sought-after village of Walberton
- Spacious dual-aspect kitchen/dining room with integrated Bosch appliances
- Comfortable sitting room with French doors opening onto the rear garden
- Separate study ideal for home working
- Principal bedroom with built-in wardrobes and ensuite shower room
- Private driveway, large single garage and fitted EV charger
- Generous rear garden with patio and extensive lawn

An exceptional four-bedroom detached family home, featuring attractive flint and brick elevations, built in 2022 by Linden Homes and situated on the edge of the highly sought-after village of Walberton, ideally positioned between the historic city of Chichester and the picturesque town of Arundel.

Beautifully presented throughout, the property offers spacious and versatile accommodation perfectly suited to modern family living. A welcoming entrance hall leads to a cloakroom, a comfortable sitting room with feature wall and French doors opening onto the private rear garden and a separate study ideal for home working.





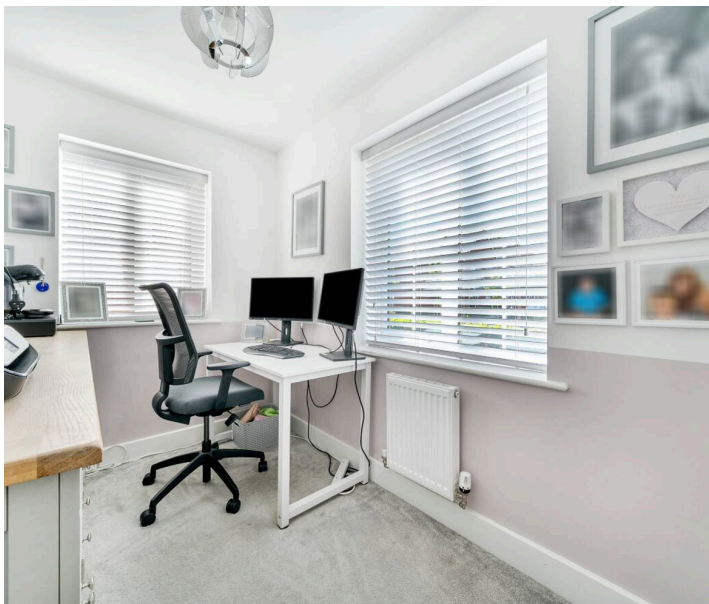
The impressive dual-aspect kitchen/dining room is fitted with a comprehensive range of contemporary pastel grey wall and base units, complemented by integrated appliances including Bosch double ovens, microwave, gas hob, dishwasher and space with plumbing for an American-style fridge freezer. A separate utility room provides additional storage and plumbing for a washing machine, with direct access to the rear garden.

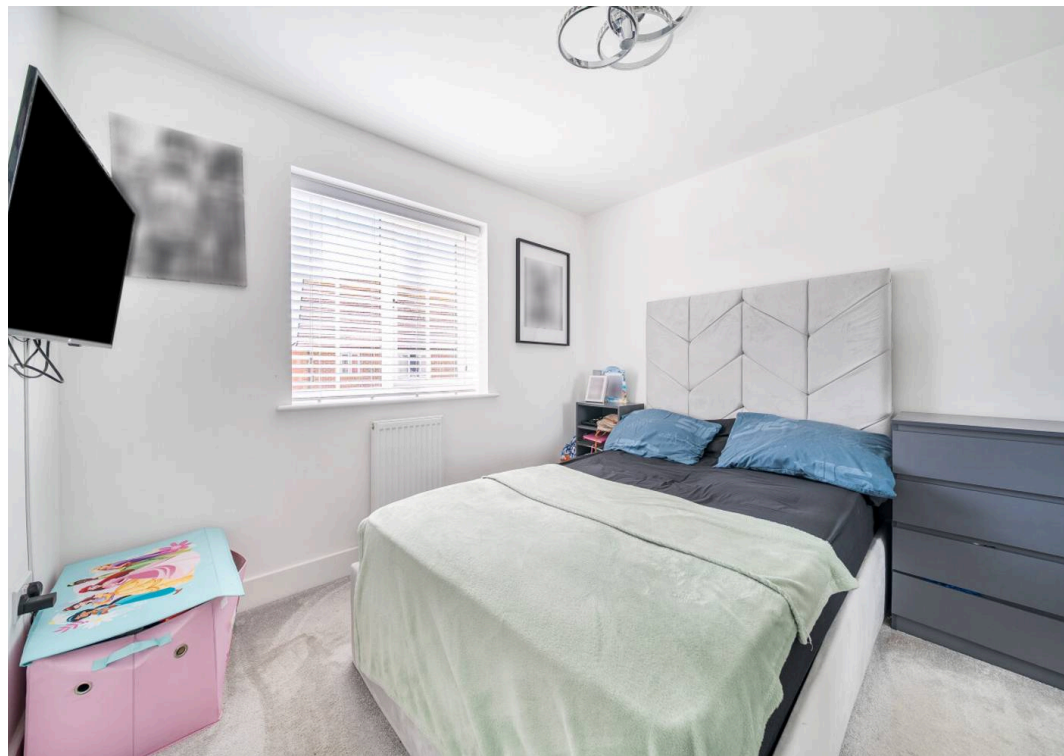
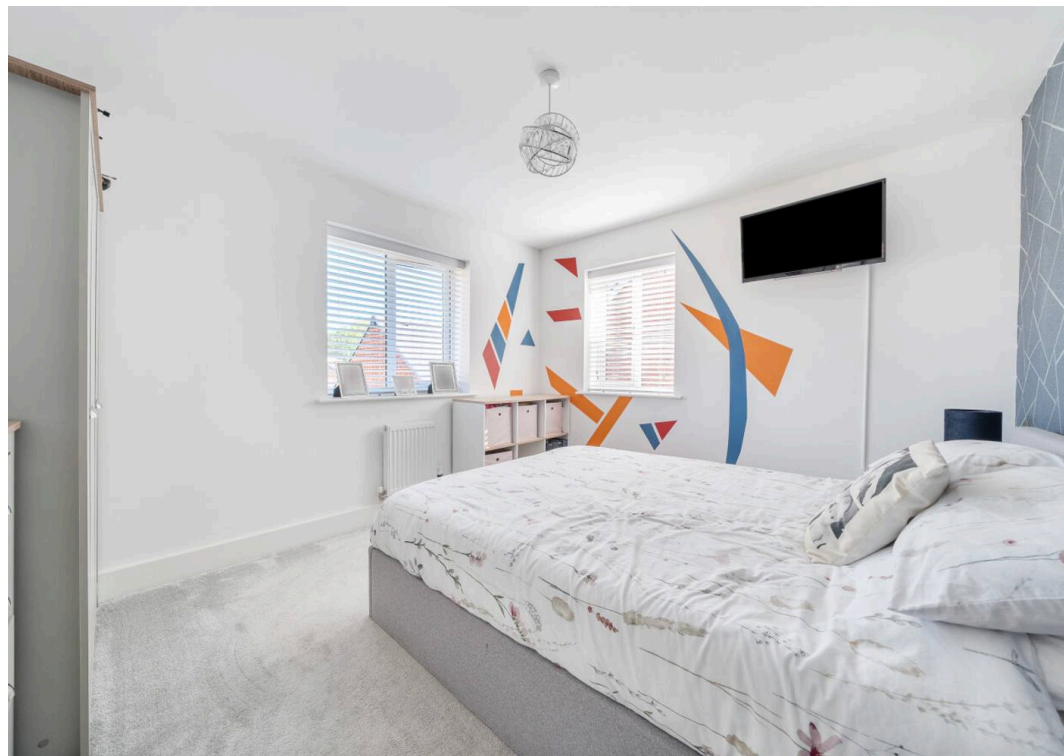
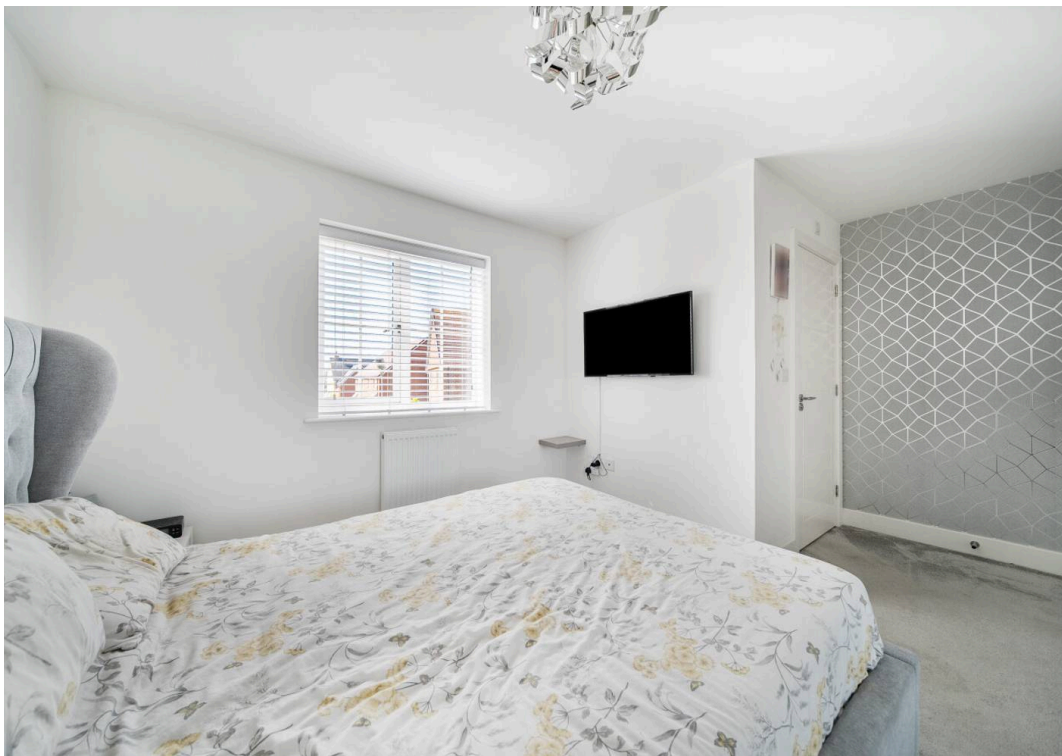
To the first floor are four well-proportioned bedrooms and a family bathroom. The principal bedroom benefits from built-in mirrored wardrobes and a stylish en-suite shower room.

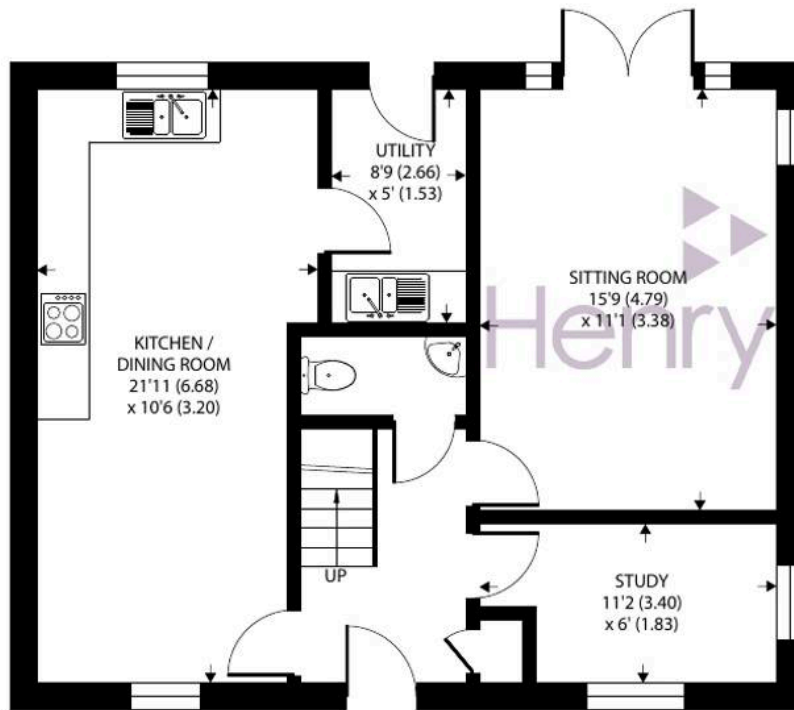
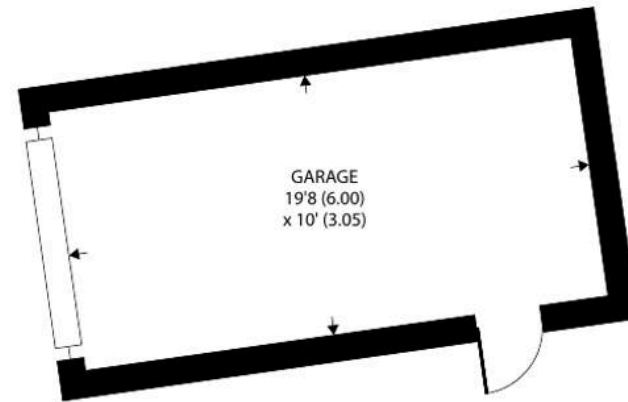
Outside, the front garden is open plan with a private driveway leading to a large single garage. The property also benefits from a fitted home EV charger and an additional parking space discreetly incorporated into the front lawn using concealed matting and sub-base reinforcement beneath the grass.

The generous rear garden is mainly laid to lawn and features a patio area, providing an ideal space for outdoor dining and family enjoyment.

Arun District Council - 26/27 Tax Band F £3,608.68 EPC-B







GROUND FLOOR



FIRST FLOOR

Approximate Area = 1222 sq ft / 113.5 sq m
Garage = 192 sq ft / 17.8 sq m
Total = 1414 sq ft / 131.3 sq m

For identification only - Not to scale



Location - The property is situated on the outskirts of Walberton village which offers shops, pub, post office and primary school. Avisford Park Golf Club and Park Hotel are nearby. There are good road links - A27 & A29 - plus London Victoria mainline via Gatwick from Barnham Station (1 mile away). The historic town of Arundel with its castle, cathedral, shops, antiques, restaurants lies close by to the east. Nearby the cathedral city of Chichester offers excellent high street shopping, many fashionable restaurants, cafes, bars and Festival Theatre. Goodwood is located to the west, 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, Littlehampton and Climping.

Directions - From Chichester proceed towards Fontwell on the A27. At the Fontwell continue along the A27 towards Arundel turning right signposted Avisford and Walberton (B2132). Proceed down Yapton Lane passing Avisford Hotel and golf club on your right. Take the next turning on the right into Dowling Way where number 18 is on the right opposite Knights Gardens.

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

