

Clarkes

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Asking Price

£725,000

Freehold

2 Fig Tree Lane, Walberton, BN18 0UQ



Book a Viewing

Call: 01243 861344

Email: Sales@ClarkesEstates.co.uk

27 Sudley Road, Bognor Regis, PO21 1EW

Score	Energy rating	Current	Potential
92+	A	92 A	93 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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<http://www.clarkesestates.co.uk>

01243 861344



- Detached family home
- 4 Bedrooms
- Ensuite to main bedroom
- Downstairs WC
- Garage and Driveway
- Village location



Accommodation

Living Room - 4.8m x 3.58m (15'8" x 11'8")

Kitchen/Diner - 6.05m x 3.51m (19'10" x 11'6")

Utility Room - 2.06m x 1.92m (6'9" x 6'3")

Study - 2.64m x 2.61m (8'7" x 8'6")

Bedroom 1 - 5.45m x 3.58m (17'10" x 11'8")

Bedroom 2 - 3.96m x 2.68m (12'11" x 8'9")

Bedroom 3 - 2.68m x 5.04m (8'9" x 16'6")

Bedroom 4 - 3.4m x 2.98m (11'1" x 9'9")

Bathroom

What the agent says... " " "

This exceptional detached family home is presented to an impeccable standard throughout, offering truly turnkey accommodation with absolutely nothing to do but move in and enjoy.

The property benefits from driveway parking and a substantial garage featuring an electric up-and-over door, power, and lighting. Upon entering, you are welcomed by a generous entrance hall that sets the tone for the quality and space found throughout the home. The triple-aspect living room is flooded with natural light and features double doors opening directly onto the rear garden, creating an ideal space for both relaxing and entertaining. The heart of the home is the impressive kitchen/dining room, fitted with a range of modern units, integrated appliances, and a bay window overlooking the front aspect. A separate utility room provides additional practicality with space for further white goods. The ground floor also offers a versatile study/snug and a convenient cloakroom/WC.

Upstairs, there are four well-proportioned bedrooms and a stylish family bathroom. The spacious principal bedroom benefits from extensive fitted wardrobes and a contemporary en-suite shower room. Outside, the rear garden provides an attractive space to enjoy throughout the seasons, while the driveway and garage offer excellent parking and storage solutions.

Situated within a small and attractive development in the sought-after village of Walberton, this beautifully maintained property combines spacious, modern living with a charming village setting. Located just a few miles west of Arundel, the village is rich in character and history, boasting a conservation area, ancient woodlands, and a beautiful 12th-century Saxon church.

Material Information:

Council Tax: Arun District Council Band F
 Property Type: Detached house
 Property Construction: Standard
 Electricity Supply: Mains
 Water Supply: Mains
 Sewerage: Mains
 Heating: Gas Central Heating
 Broadband: ADSL
 Parking: Garage and Driveway
 Restrictions: None

On 02/06/2026 information from the Ofcom Website shows:

Broadband	Availability	Max Down	Max Up	
Standard	✓	20 mbps	3 mbps	
Superfast	X			
Ultrafast	✓	1800 mbps	1000 mbps	
Mobile	Indoor		Outdoor	
	Voice	Data	Voice	Data
EE	Good	Good	Good	Good
Three	Good	Good	Good	Good
O2	Limited	Limited	Good	Good
Vodafone	Good	Good	Good	Good

Anti Money Laundering checks at **£54 Per Purchaser** will be required before a sale can be Lived. Please see the property on the Clarkes Website for further details.

