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Homefield Crescent, Walberton
In Excess of £300,000



Enjoying an attractive setting within the sought after village of Walberton, this appealing two bedroom home offers spacious and versatile accommodation together with a conservatory, separate study and a delightful rear garden with an open outlook beyond. Well suited to first time buyers, professional couples, downsizers or small families, the property combines comfortable living space with excellent flexibility and a strong connection to the outdoors.

The ground floor is centred around a generous reception room, providing a welcoming setting for both everyday relaxation and entertaining. With ample space for a variety of furniture arrangements, this comfortable living area forms an inviting heart to the home. Adjoining the sitting room is a bright conservatory, creating an additional living space that enjoys views across the garden and provides direct access outside.

The well-appointed kitchen offers a good range of fitted units and worktop space, providing a practical environment for cooking and preparation.

Whether used as an informal dining area, garden room or additional sitting space, the conservatory adds another versatile dimension to the accommodation and creates a pleasant transition between the home and garden.

A particularly useful feature is the separate study, making the property especially appealing to those working from home. Equally, this adaptable room could be used as a hobby space, reading room or additional occasional accommodation depending on individual requirements. A convenient ground floor WC completes the accommodation on this level.

Upstairs, the first floor provides two well proportioned bedrooms, both offering comfortable accommodation with space for bedroom furniture and storage. A family bathroom serves the bedrooms and completes the practical first floor arrangement.

Outside, the rear garden is one of the standout features of the property, directly adjoining and overlooking neighbouring farmland. Offering plenty of space for



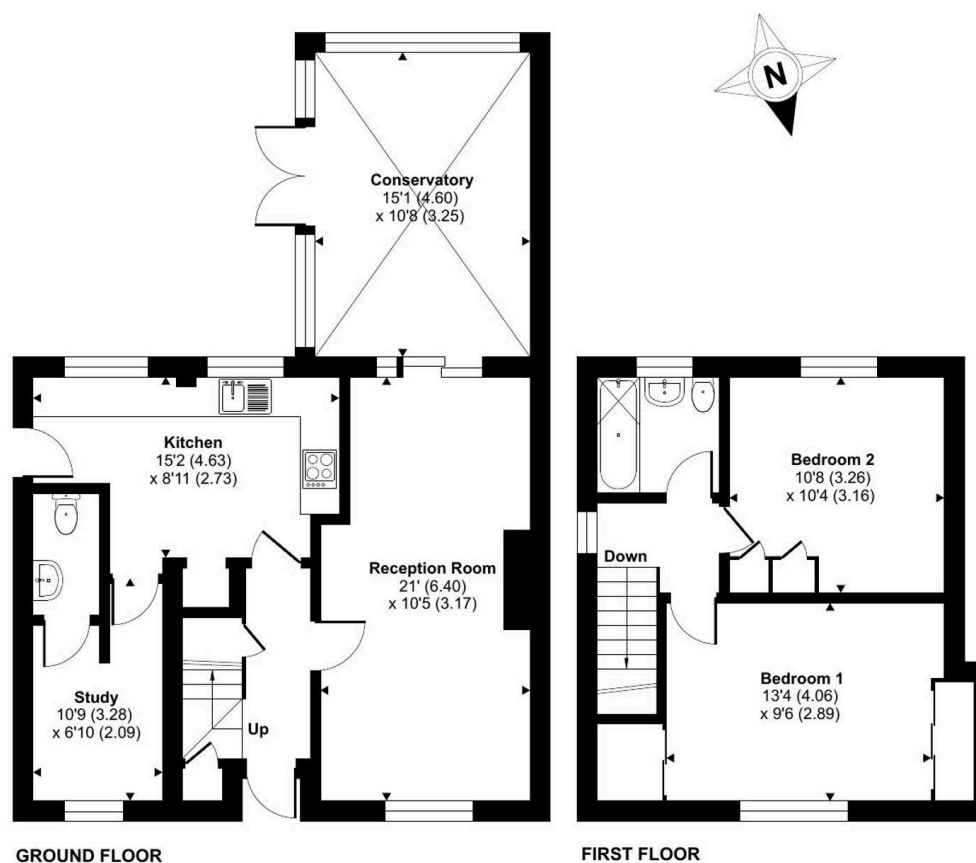
Walberton is an attractive, historic Village surrounded by beautiful West Sussex countryside and positioned between the historic Town of Arundel and the Cathedral City of Chichester. The Village is renowned for its traditional Sussex character, with two Conservation Areas, a picturesque Village Green and Pond and the historic St Mary's Church, which has stood on the site for around 1,000 years. Walberton benefits from a variety of local amenities including Shops, a Village Hall, Playing Fields, a Primary School and the popular Holly Tree Pub. The nearby South Downs National Park offers an abundance of countryside walks and scenic routes, whilst the coast and seaside Towns of Bognor Regis and Littlehampton are also within easy reach. Excellent road links provide convenient access to the A27, whilst nearby Barnham offers a Mainline Railway Station with regular connections to Chichester, Brighton, Portsmouth and London.

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Homefield Crescent, Walberton, Arundel, BN18

Approximate Area = 1049 sq ft / 97.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ncthecom 2026. Produced for Whitlocks Estate Agents. REF: 1509103





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Council Tax band: C
Tenure: Freehold