



22 Henty Close  
Walberton, West Sussex, BN18 0PW



## 22 Henty Close

Located within the heart of the village of Walberton, sits this beautifully presented detached home. Having recently undergone a complete schedule of refurbishment, including a full rewire and new heating system as well as a sympathetic extension. This stunning home offers modern and stylish accommodation arranged over two floors, comprising four double bedrooms, three stylish bathrooms, a formal sitting room and a stunning open-plan kitchen/dining area. The rear garden is attractive with well-kept lawns and mature shrubs and trees. To the front is a spacious lawn area and extensive driveway leading to the attached garage and plant room.

- Picturesque village location
- Complete update, including extensions
- Versatile accommodation
- 4 bedrooms
- 2 reception areas
- Stunning kitchen
- Attractive gardens
- Driveway and attached garage





### Services

Water, gas, electricity and mains drainage are connected.  
Please note that none of the services or appliances have been tested by Pegasus.

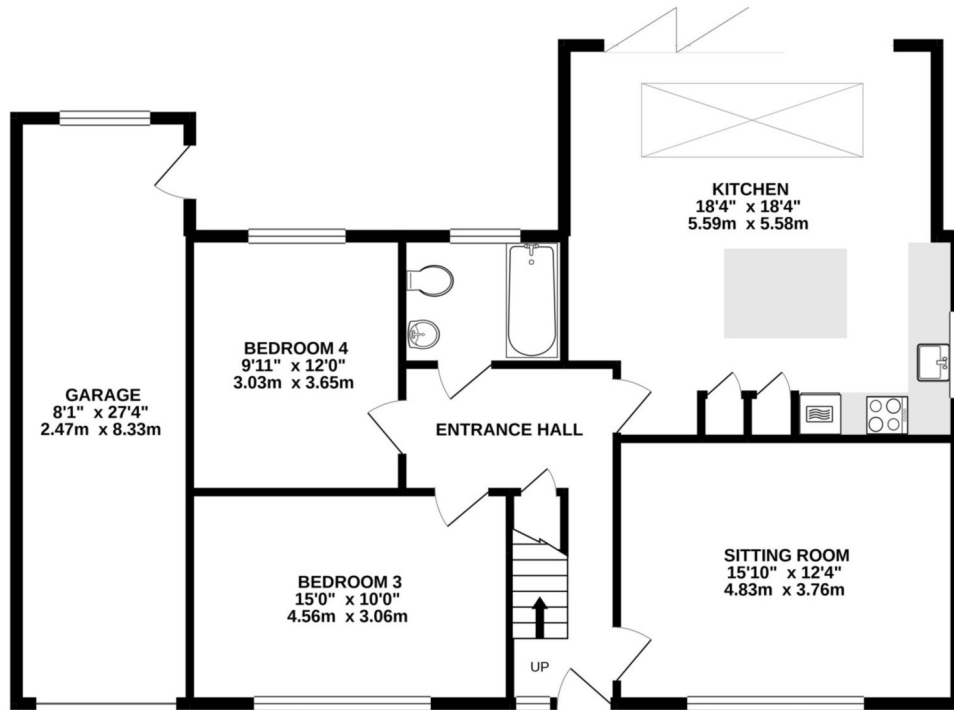
### Council Tax

Arun District Council Tax: Band E

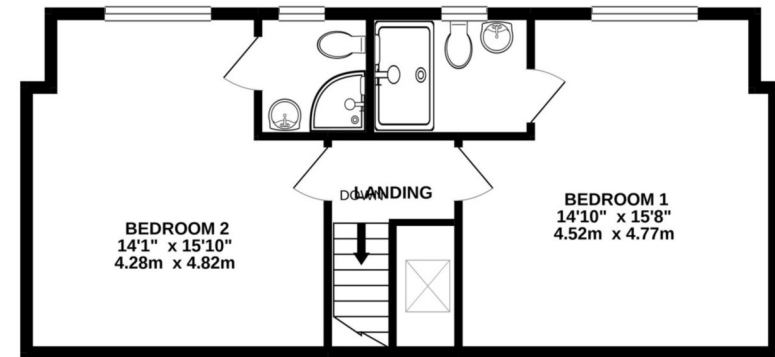
### Viewings by appointment only

Please contact Pegasus on 01243 940940 or call into our office to arrange a viewing of this property.

**GROUND FLOOR**  
1157 sq.ft. (107.5 sq.m.) approx.



**1ST FLOOR**  
542 sq.ft. (50.3 sq.m.) approx.



**TOTAL FLOOR AREA : 1699 sq.ft. (157.8 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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