



7 Burch Grove, Walberton, West Sussex, BN18 0BB

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Built in the 1930's by the well known 'Booker brothers' this stunning home retains many original features including oak panelling and original wood flooring. The accommodation is arranged over two levels and comprises of three double bedrooms, four reception rooms, a modern well-appointed kitchen and stunning south facing garden offering far reaching views over fields to the rear.

Freehold · 3 bedrooms · Picturesque views · 4 reception rooms · Garage · Secluded garden

Description

This beautiful period home is located in the heart of the picturesque Walberton village and enjoys breathtaking views over the surrounding countryside. The approach is via Burch Grove, a no through road in the heart of this stunning village, with the property set at the end of the close adjoining open countryside. The property boasts a large driveway and attached garage.

On entering the property there is a welcoming entrance hall which leads into an inner hall. From the inner hallway an oak panel stair case rises to the first-floor landing and doors open into all of the principal rooms. The ground floor comprises of an attractive sitting room with feature fireplace. From the sitting room an opening leads to the formal dining room, with feature fireplace. The well-appointed modern kitchen sits at the rear of the property and enjoys views over the garden and fields through the conservatory. The conservatory steps down to the rear garden. The remainder of the ground floor comprises of a separate study/bedroom 4 overlooking the garden, a utility room accessed from the conservatory and a cloakroom located from the inner hall. The oak panel stair case rises to the first floor with a stunning picture window on the half landing affording far reaching views over fields to the rear. There are three good sized double bedrooms on this floor and a modern family bathroom serving them. The rear garden is particularly attractive being south facing and offering stunning far reaching farmland views. The garden consist of well-kept lawns and herbaceous borders, and access to the front.





Services

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

Council Tax

Arun Council Tax: Band E

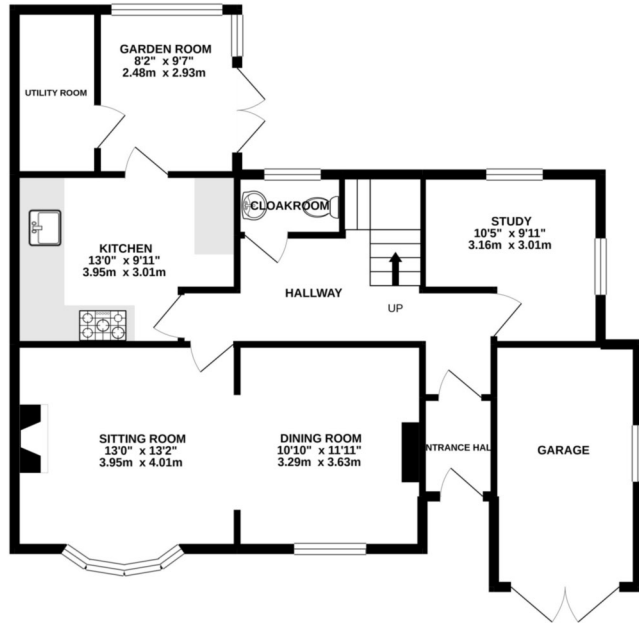
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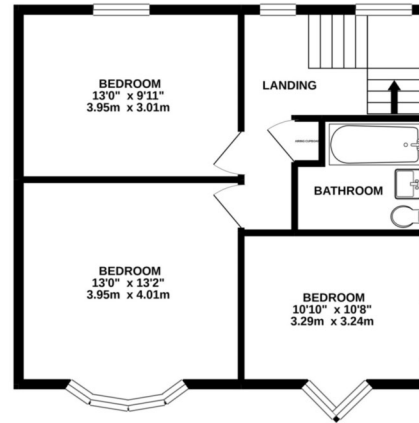
Viewings by appointment only

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

GROUND FLOOR
896 sq.ft. (83.2 sq.m.) approx.



1ST FLOOR
527 sq.ft. (48.9 sq.m.) approx.



TOTAL FLOOR AREA: 1422 sq.ft. (132.2 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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