



## 4 Orchard Terrace The Street

Walberton, BN18 0PH

Situated in the sought-after conservation area of Walberton Village, this delightful Victorian end terrace house, built in 1855, offers a perfect blend of character and modern living. The spacious accommodation includes: welcoming entrance hall with convenient storage cupboard; stylish fitted kitchen equipped with integrated double oven, hob, extractor unit, and dishwasher overlooking the rear garden; spacious dining / sitting room, with built-in cupboards, fireplace, patio doors leading to the rear garden, and double doors opening onto the living room with further feature fireplace. Completing the ground floor is a practical shower room and rear hallway with access door to rear garden and integral door leading to garage / store / utility area with sink and plumbing for washing machine. The first-floor accommodation includes four generously sized double bedrooms, ensuring ample space for family and guests. The first bedroom includes built-in cupboards and ornamental fireplace. The fourth bedroom, which can also serve as a study, is fitted with built-in cupboards and bookshelves, catering to those who work from home or enjoy reading. The family bathroom benefits from having a bath and separate shower. Outside, the property offers parking for two cars, a rare find in such a desirable location, plus neat shrub borders and gate access to the south-facing rear garden, a particular feature of the property, having been tastefully landscaped to provide two good-sized patios, flower-beds, lawn and path to summer-house and garden shed. EPC - TBC. Council Tax Band - E. Tenure - freehold.

**£625,000**

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- Character end of terrace house in conservation area
- Living room
- First-floor bathroom with separate shower
- Village location with shop, schools, amenities and bus routes

- 4 double bedrooms
- Dining room
- Garage, driveway & parking for two cars

- Kitchen
- Ground-floor shower room
- Landscaped rear garden

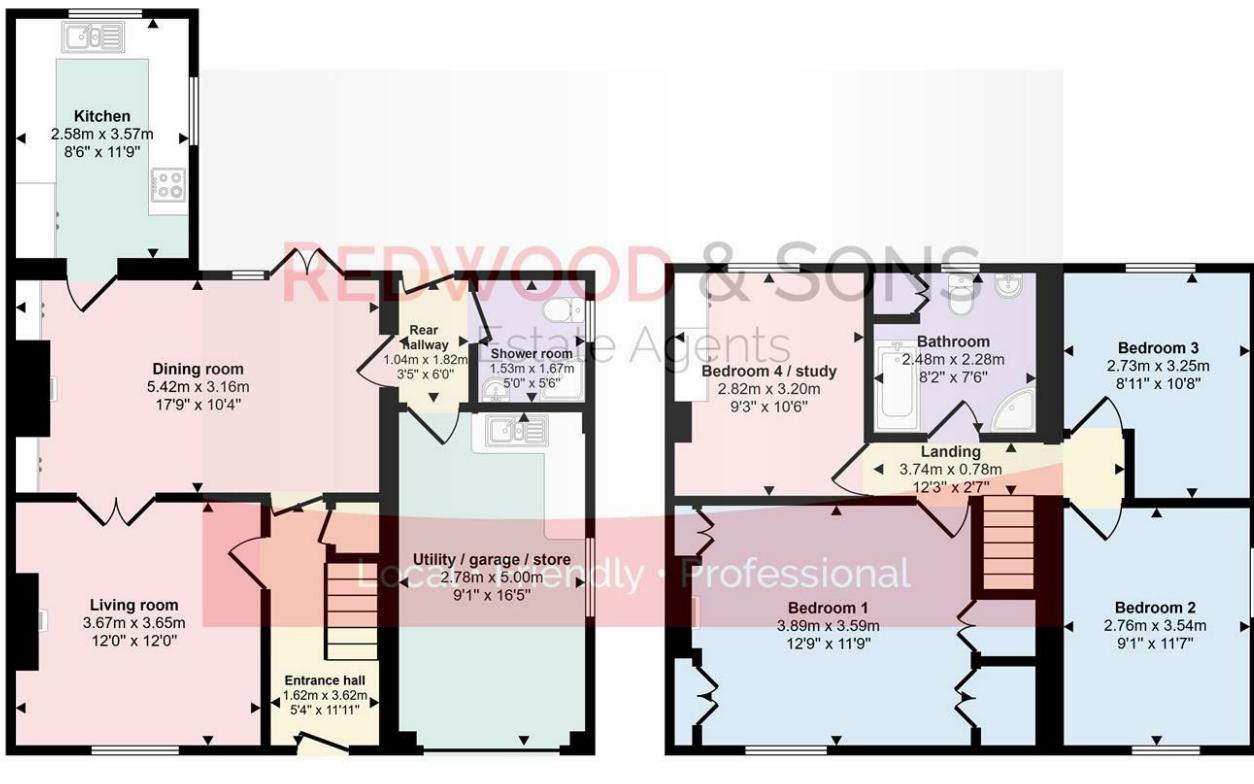


## Directions



## Floor Plan

Approx Gross Internal Area  
127 sq m / 1369 sq ft



Ground Floor  
Approx 68 sq m / 736 sq ft

First Floor  
Approx 59 sq m / 633 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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## Reviews

Simon and Philippa were amazing, sold my property to completion in just under six weeks start to finish, very easy to communicate with always listened and gave very good advice. If you are selling your property or buying a new one these are the people you need to contact in the first instance you won't be disappointed.. Very happy customer thank you Simon and Philippa.

*by Diana Collins (Vendor)*

Simon and Philippa were so helpful throughout! Buying our house with Redwood and Sons made the scary process of being a first time buyer easy and stress free. Simon was always at the end of the phone and helped with any questions we had. Would definitely recommend to anyone.

*by Maisy (Buyer)*

Honest and open service. Knowledgeable and informative, very helpful in every aspect of the purchase. I would thoroughly recommend Simon and Philippa.

*by Mark Garaty (Buyer)*

Highly recommend Redwood & Sons. Simon and Philippa were very helpful, always returned calls and sorted any issues promptly. Thank you to both of them.

*by Mrs A (Buyer)*

Redwood & Sons were nothing short of spectacular. Excellent communication and genuine care. The team kept me informed all the way. I highly recommend Redwood & Sons, it doesn't matter where your property is, these guys are the best out there to sell it for you. With other Estate Agents, you have to do the chasing but not with Redwood & Sons, they were superb. I knew I was in safe hands. Thank you team Redwood & Sons, I am truly grateful.

*by Mr B (Vendor)*

Clear and rational explanation of recommended selling price. Swift, attractive and accurate production of comprehensive details for prospective buyers. Immediate accompanied viewings and sale completed within three months! Thank you very much - I couldn't have asked for better service.

*by Jane R (Vendor)*

Simon and Philippa were great!! Buying our house with Redwood and Sons was great, Simon was always at the end of the phone and helped with any questions we had. We first called about another property but Simon had a better one which was perfect for us and managed to get a viewing lined up almost straight away. Buying within the Stamp Duty holiday was stressful but made easier by the service provided from Redwood and Sons. We are now in our forever home but if we do decide to move in the future we will be knocking on Redwood and Sons door. Would most definitely recommend to anyone.

*by Jamie & Rachel (Buyer)*