



# Avisford Grange Walberton

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# Avisford Grange Walberton

A stunning collection of 2, 3 & 4 bedroom homes.

Ideally located in the heart of the West Sussex village of Walberton, with Chichester to the west and Arundel to the east, Avisford Grange is a brand new development of traditionally designed, high quality homes, complemented by extensive green open spaces and landscaping, children's play areas, tennis courts and allotments.

Offering shops, a village hall, two churches and a village pub, Walberton also benefits from sports facilities and a range of clubs and activities. Avisford Grange is situated close to a primary school and is well placed for the A27. For further shopping and leisure

opportunities, Arundel is just 4 miles away, while the cathedral city of Chichester is also within easy reach.

With the South Downs National Park on your doorstep, Bognor and the south coast around 8 miles away and a host of local visitor attractions, there are plenty of opportunities for family days out.

For commuters, the nearest station is Barnham (2.2 miles) for direct routes to London Victoria (84 mins).

**Avisford Grange**

Yapton Lane, Walberton BN18 0LS | 01243 928419

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# Development layout

Future Linden Homes Development



## 4 bedroom home

- The Cottingham
- The Leverton
- The Pembroke
- The Mylne
- The Fairford

## 3 bedroom home

- The Elmslie
- The Becket

## 2 bedroom home

- The Fontwell

## Affordable Housing \*

- 1 & 2 bedroom apartments
- 2 bedroom homes
- 3 bedroom homes
- 4 bedroom homes

BCP	Bin Collection Point	RC	Rubbish/Cycle Store
V	Visitor Parking Space	LAP	Local Area of Play
▶	Garage Entrance	LEAP	Local Equipped Area of Play
■	Shed		

Not to scale. Trees and landscaping are indicative only and may alter during construction. The trees, shrubs and gardens shown are illustrative only. Finishes and materials may vary from those shown here. Please ask your Sales Consultant for specific details.





## Around the local neighbourhood

- |                                      |   |                           |
|--------------------------------------|---|---------------------------|
| 1 St Mary's Church                   | 5 Walburton & Binstead<br>C of E Primary School | 9 Arundel Cathedral       |
| 2 Flintcroft Surgery<br>(Doctors)    | 6 The Black Horse<br>(Pub/Restaurant)           | 10 Arundel Castle         |
| 3 Walburton Village Hall             | 7 South Downs<br>National Park                  | 11 Arundel Wetland Centre |
| 4 The Holly Tree<br>(Pub/Restaurant) | 8 Arundel & District Hospital                   | 12 Arundel Museum         |

Distances shown are by road (Source: Google). Fastest journey times are shown (Source: National Rail Enquiries).  
February 2022.



# The Fairford

4 bedroom home

## Avisford Grange

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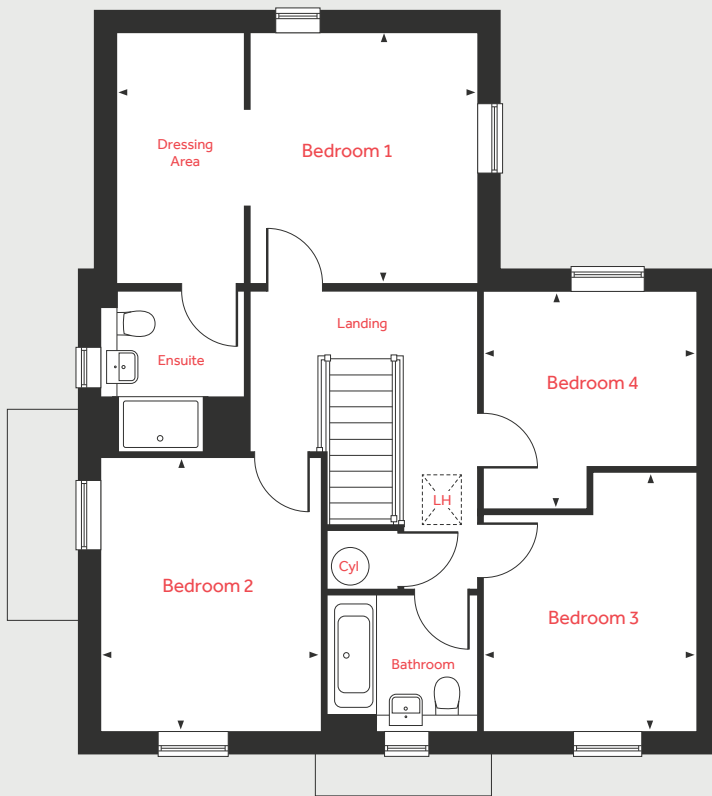
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# The Fairford

4 bedroom home

## First Floor



## Ground Floor

### Living Room

4.66m x 3.07m 15'4" x 10'1"

### Dining Room

3.52m x 3.00m 11'6" x 9'10"

### Kitchen/Breakfast Area

5.22m x 5.16m 17'1" x 16'11"

### Study

3.00m x 2.65m 9'10" x 8'8"

## First Floor

### Bedroom 1

5.16m x 3.56m 16'11" x 11'8"

### Bedroom 2

3.90m x 3.13m 12'9" x 10'3"

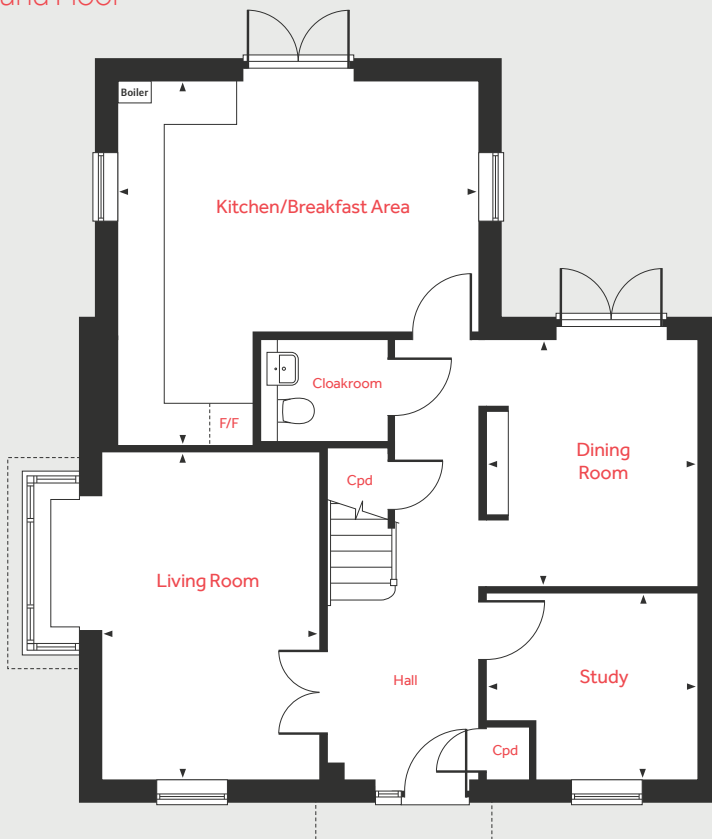
### Bedroom 3

3.66m x 3.04m 12'0" x 9'11"

### Bedroom 4

3.10m x 3.04m 10'2" x 9'11"

## Ground Floor



LH	Loft hatch	F/F	Integrated fridge freezer
Cyl	Hot water cylinder	◀ ▶	Measuring points
Cpd	Cupboard		

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# The Fontwell 2 bedroom home

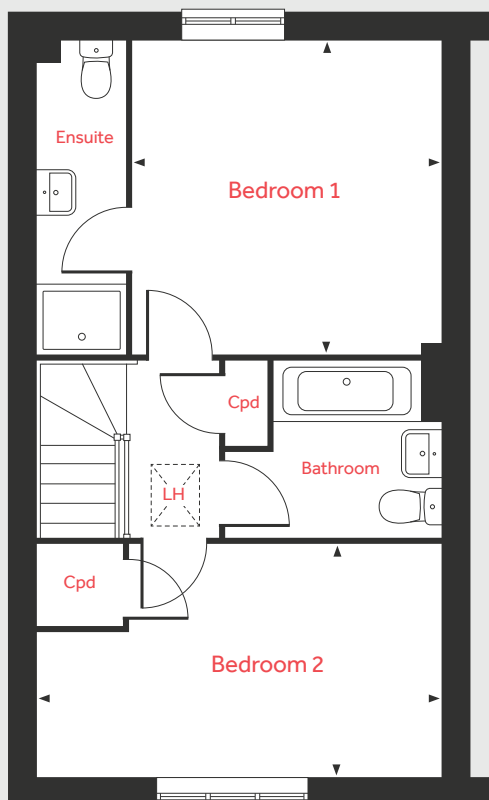
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## First Floor



# The Fontwell

## 2 bedroom home

### Ground Floor

#### Living Room

3.70m x 3.68m 12'2" x 12'1"

#### Kitchen/Dining Area

4.64m x 3.61m 15'3" x 11'9"

### First Floor

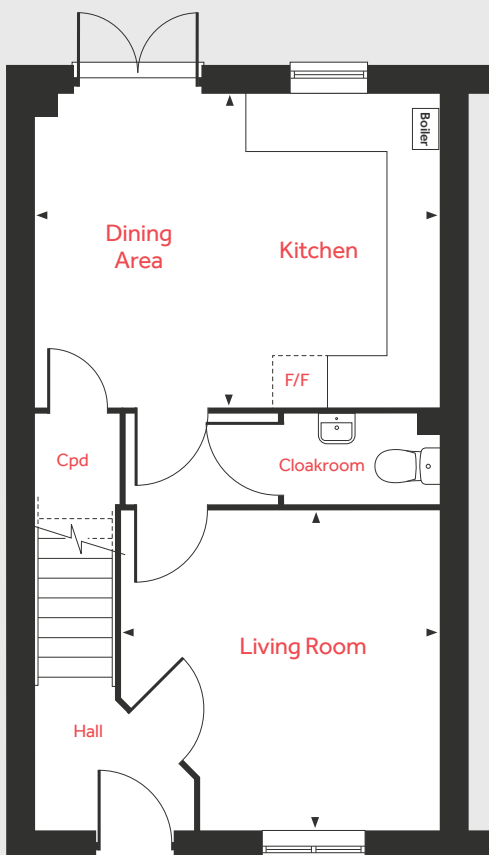
#### Bedroom 1

3.61m x 3.57m 11'9" x 11'8"

#### Bedroom 2

4.64m x 2.70m 15'3" x 8'10"

## Ground Floor



LH	Loft hatch	◀ ▶	Measuring points
Cpd	Cupboard		
F/F	Space for fridge freezer		

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## The Becket 3 bedroom home

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# The Becket

3 bedroom home

## First Floor



## Ground Floor

### Living Room

5.59m x 3.33m 18'4" x 10'11"

### Kitchen/Dining Area

5.59m x 2.93m 18'4" x 9'7"

## First Floor

### Bedroom 1

3.40m x 3.36m 11'2" x 11'0"

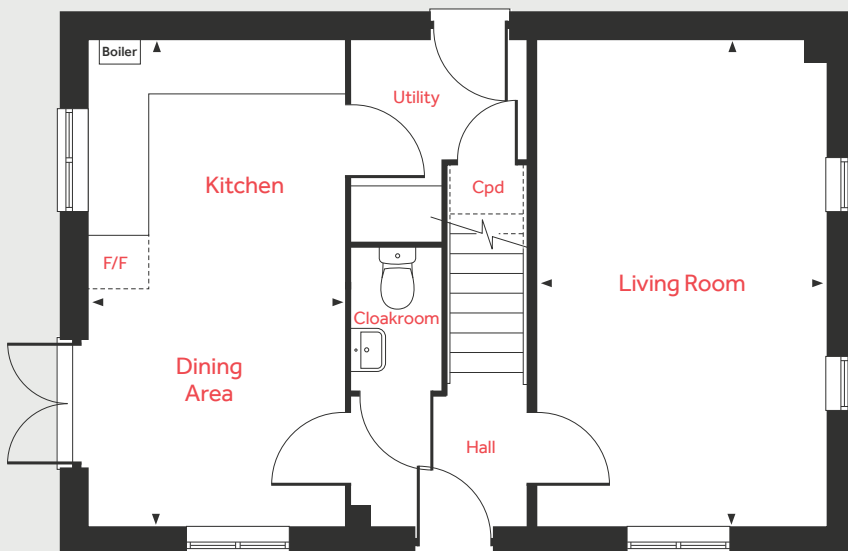
### Bedroom 2

3.38m x 3.00m 11'1" x 9'10"

### Bedroom 3

2.99m x 2.51m 9'10" x 8'2"

## Ground Floor



LH	Loft hatch	◀ ▶	Measuring points
Cpd	Cupboard		
F/F	Space for fridge freezer		

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# The Mylne 4 bedroom home

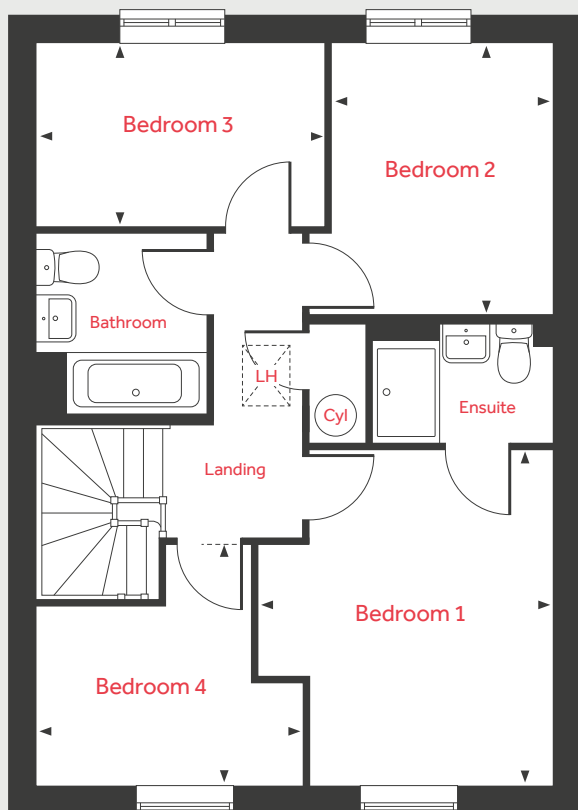
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## First Floor



# The Mylne

## 4 bedroom home

### Ground Floor

#### Living Room

4.83m x 3.39m 15'10" x 11'1"

#### Kitchen/Dining Area

6.04m x 4.37m 19'9" x 14'4"

### First Floor

#### Bedroom 1

3.95m x 3.46m 12'11" x 11'4"

#### Bedroom 2

3.20m x 2.57m 10'6" x 8'5"

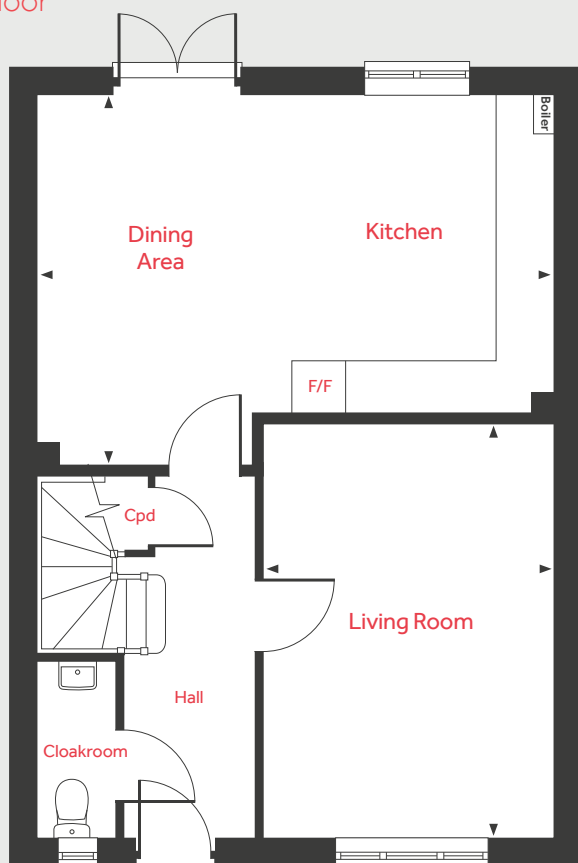
#### Bedroom 3

3.39m x 2.21m 11'1" x 7'3"

#### Bedroom 4

3.10m x 2.82m 10'2" x 9'3"

## Ground Floor



LH	Loft hatch	F/F	Integrated fridge freezer
Cyl	Hot water cylinder	◀ ▶	Measuring points
Cpd	Cupboard		

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## The Elmslie 3 bedroom home

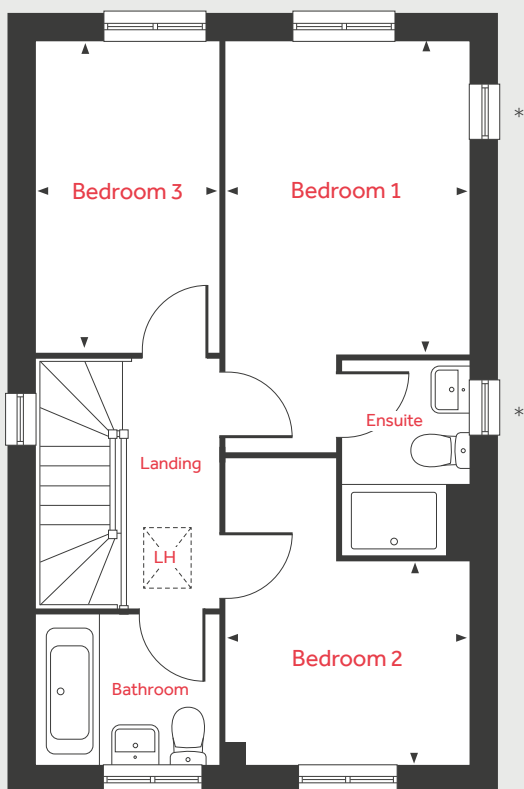
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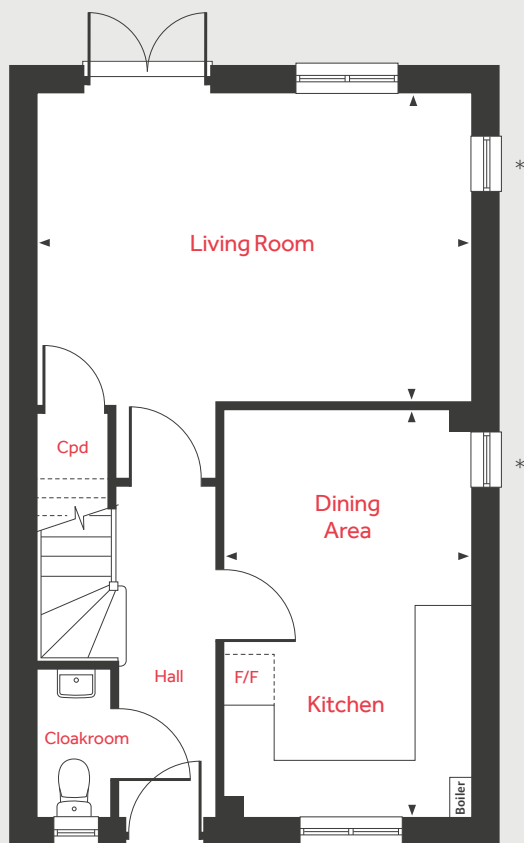
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## First Floor



## Ground Floor



# The Elmslie

## 3 bedroom home

### Ground Floor

#### Living Room

5.09m x 3.65m 16'8" x 12'0"

#### Kitchen/Dining Area

4.78m x 2.91m 15'8" x 9'6"

### First Floor

#### Bedroom 1

3.67m x 2.87m 12'0" x 9'5"

#### Bedroom 2

2.87m x 2.40m 9'5" x 7'10"

#### Bedroom 3

3.65m x 2.15m 12'0" x 7'0"

LH	Loft hatch	F/F	Space for fridge freezer
Cpd	Cupboard	◀ ▶	Measuring points

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# The Leverton

4 bedroom home

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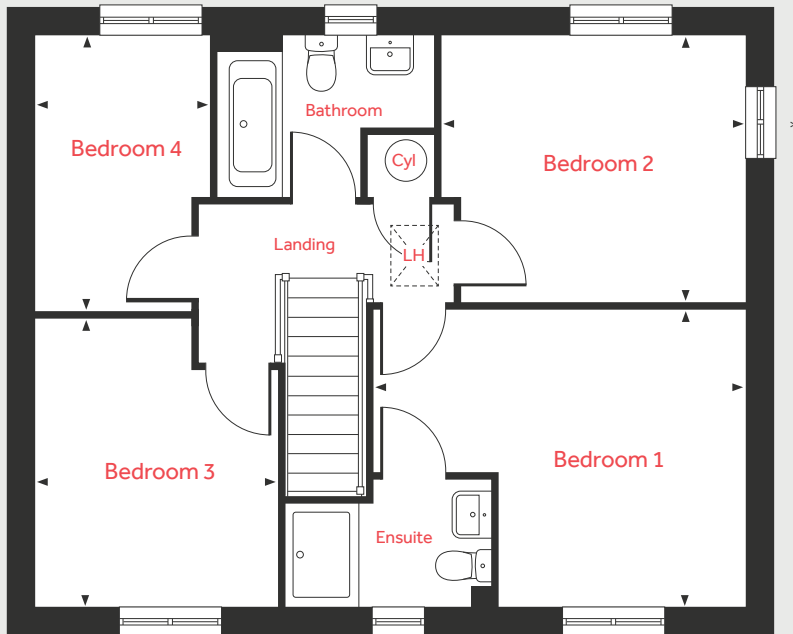
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# The Leverton

## 4 bedroom home

### First Floor



### Ground Floor

#### Living Room

4.81m x 3.39m 15'9" x 11'1"

#### Kitchen

3.24m x 2.80m 10'7" x 9'2"

#### Dining Area

3.91m x 2.81m 12'10" x 9'2"

#### Study

3.39m x 1.82m 11'1" x 5'11"

### First Floor

#### Bedroom 1

4.40m x 3.49m 14'5" x 11'5"

#### Bedroom 2

3.59m x 3.15m 11'9" x 10'4"

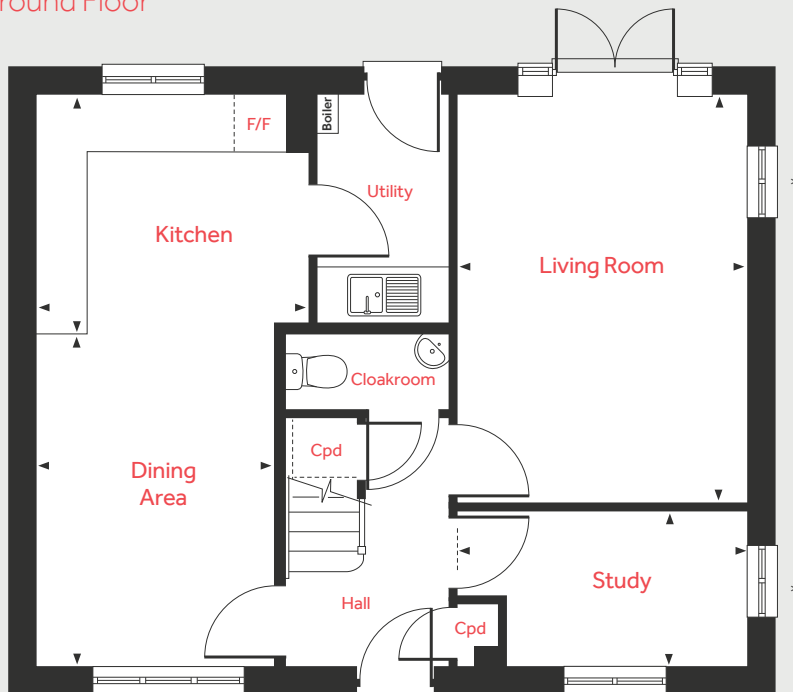
#### Bedroom 3

3.38m x 2.88m 11'1" x 9'5"

#### Bedroom 4

3.26m x 2.08m 10'8" x 6'10"

### Ground Floor



LH	Loft hatch	F/F	Integrated fridge freezer
Cyl	Hot water cylinder	◀ ▶	Measuring points
Cpd	Cupboard		

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\*Windows to specific homes only.

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# The Pembroke

4 bedroom home

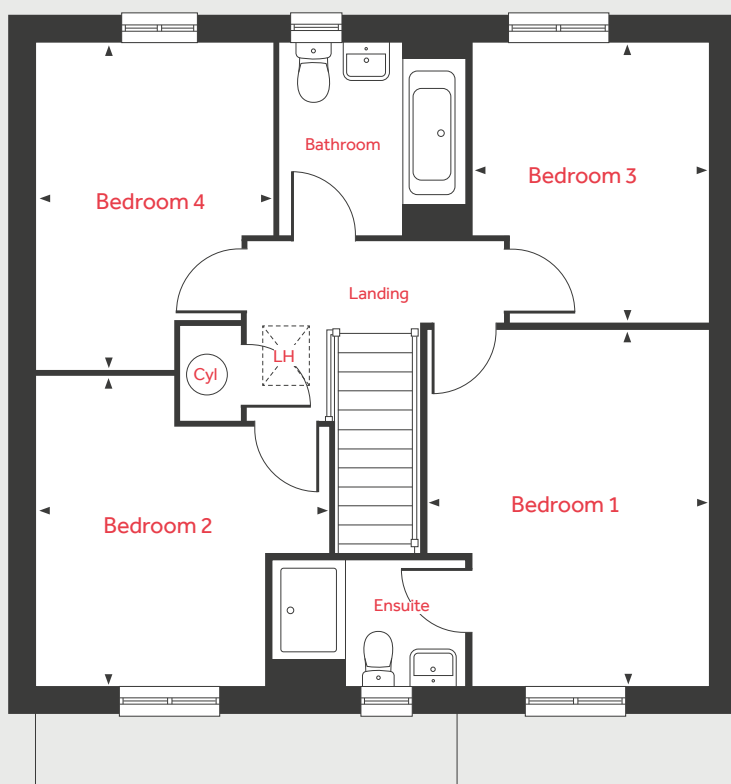
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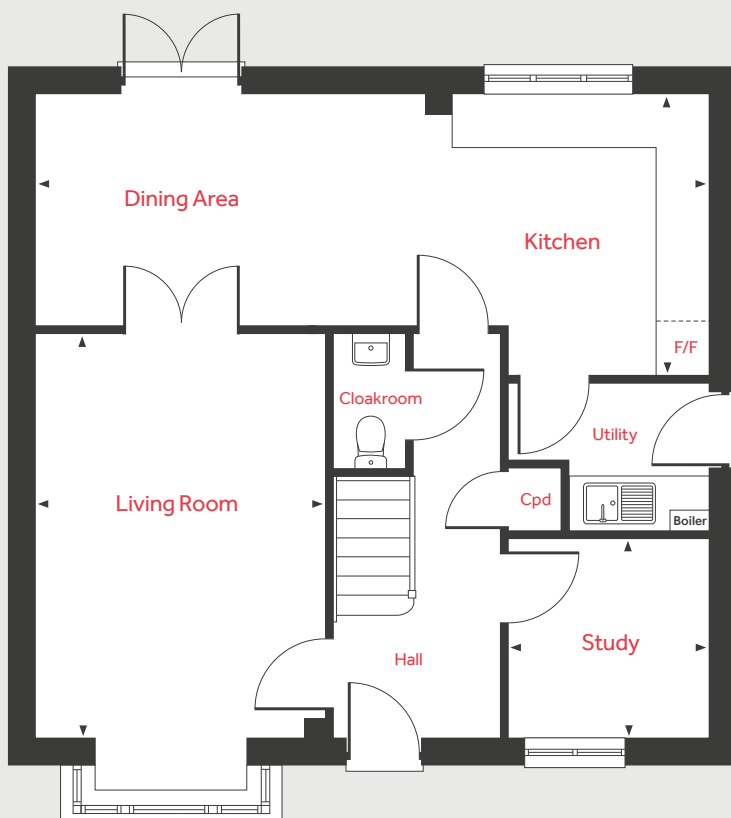
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## First Floor



## Ground Floor



# The Pembroke

## 4 bedroom home

### Ground Floor

#### Living Room

4.83m x 3.50m 15'10" x 11'5"

#### Kitchen/Dining Area

8.06m x 3.34m 26'5" x 10'11"

#### Study

2.41m x 2.37m 7'11" x 7'9"

### First Floor

#### Bedroom 1

4.29m x 3.40m 14'1" x 11'2"

#### Bedroom 2

3.72m x 3.50m 12'2" x 11'5"

#### Bedroom 3

3.35m x 2.88m 11'0" x 9'5"

#### Bedroom 4

3.92m x 2.82m 12'10" x 9'3"

LH	Loft hatch	F/F	Integrated fridge freezer
Cyl	Hot water cylinder	◀ ▶	Measuring points
Cpd	Cupboard		

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# The Cottingham

4 bedroom home

Avisford Grange

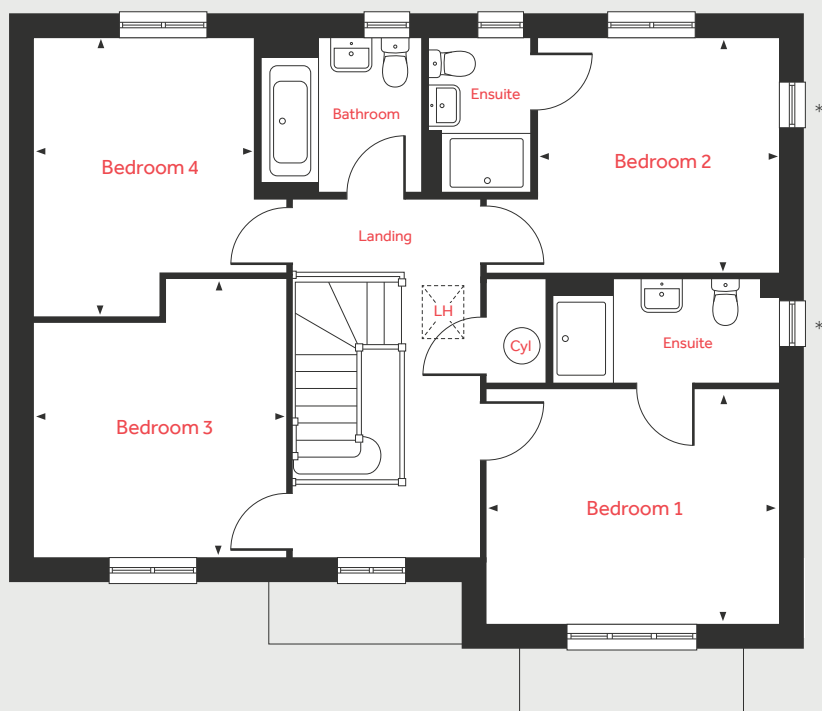
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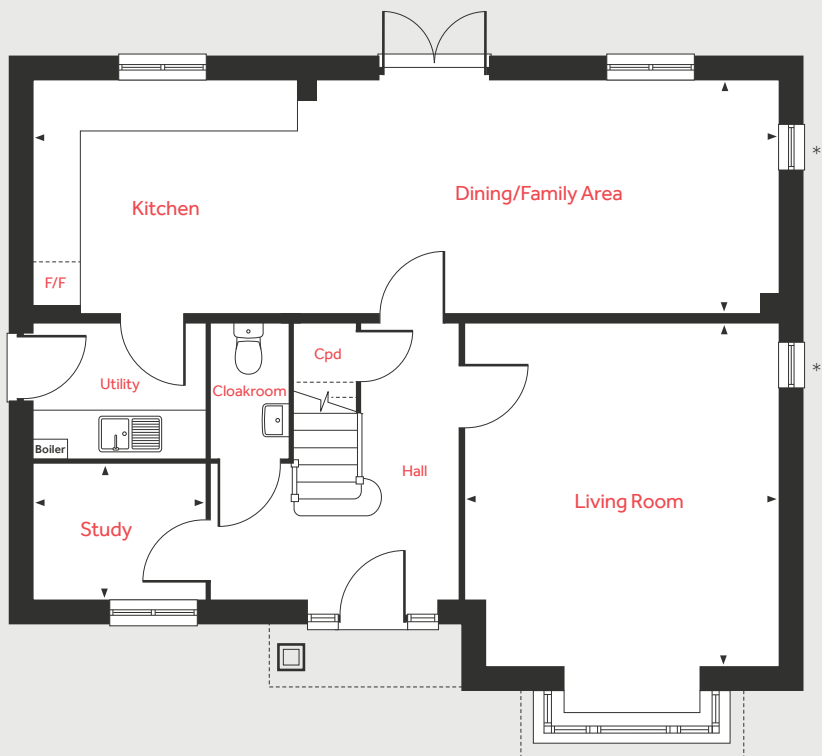
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## First Floor



## Ground Floor



# The Cottingham

## 4 bedroom home

### Ground Floor

#### Living Room

4.60m x 4.20m 15'1" x 13'9"

#### Kitchen/Dining/Family Area

9.97m x 3.09m 32'8" x 10'1"

#### Study

2.27m x 1.81m 7'5" x 5'11"

### First Floor

#### Bedroom 1

3.90m x 3.15m 12'9" x 10'4"

#### Bedroom 2

3.23m x 3.14m 10'7" x 10'4"

#### Bedroom 3

3.73m x 3.39m 12'2" x 11'1"

#### Bedroom 4

3.73m x 2.93m 12'3" x 9'7"

LH	Loft hatch	F/F	Integrated fridge freezer
Cyl	Hot water cylinder	◀ ▶	Measuring points
Cpd	Cupboard		

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