



Bramble Cottage,
43 Clappers Lane, Fulking, West Sussex.

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43 Clappers Lane, Fulking, West Sussex. BN5 9ND

Asking Price £475,000 Freehold

- Charming character property in popular Downland Village
- Superb Orangery extension with double doors to rear garden
- Two bedrooms, and Bathroom. Long Sitting/Dining Room & Kitchen
- Outstanding views of the South Downs and surrounding Countryside
- Secluded rear garden of over 100' backing onto open fields
- Electric central heating, double glazing, parking

Description

A charming terraced cottage with a lovely orangery extension situated within a popular village right in the heart of the South Downs National Park and featuring stunning countryside views towards the South Downs. The property was probably originally constructed during the middle part of the last century, and features accommodation on two floors, including a long sitting/dining room, kitchen, two bedrooms on the first floor plus a bathroom. Both the sitting room and kitchen lead into a wonderful orangery that has a large roof lantern and double doors opening onto the rear garden. Other features include double glazed windows, electric central heating, off-road parking for up to two cars and an extremely secluded and pretty 100 ft. plus rear garden that backs onto paddocks. Considered ideal for downsizers, an internal inspection of this property is highly recommended.

More about the property

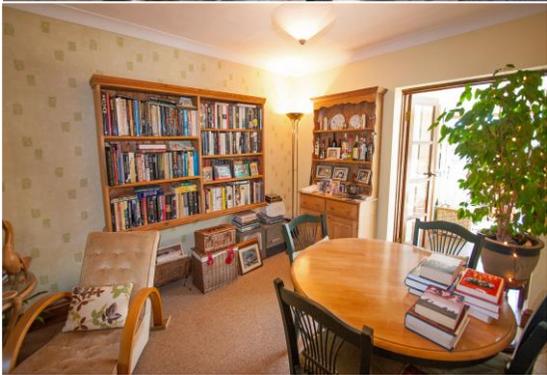
uPVC double glazed front doors lead to the Entrance Lobby which in turn leads via a fully glazed door to Entrance Hall. Engineered wood flooring, stairs with understairs storage cupboards, one housing Fusion Electric boiler on Economy 10 tariff. Glazed multi-pane door leads to the Sitting/Dining Room with a square bay window at the front and open fireplace with timber surround and slate hearth with ceramic tiled inserts and cast iron grate. This room in turn leads via double doors to the Orangery. Kitchen fitted in limed oak fronted units with matching hanging wall cabinets, heat resistant work surfaces, one and a half bowl sink top with brass monochrome tap, part tiled walls, built-in Stoves oven and induction hob with extractor over. Engineered wood flooring that leads via an archway in the Orangery. A lovely room with large roof lantern providing a lot of light. Double doors lead to the rear patio.



Space for domestic appliances. LED lighting. Door leads to the Cloakroom with engineered wood flooring, low level WC, pedestal wash hand basin, tiled splashback. Return staircase leads from the Entrance Hall to the First Floor Landing. Access panel to insulated roof space. Master Bedroom has double glazed window with superb views towards Devils Dyke. Wash hand basin, limed oak vanity unit. Bedroom Two has double glazed window with outstanding views over the surrounding countryside and towards the South Downs, whilst the Bathroom again has wood effect flooring, a recently installed white suite with 'P' shaped bath and shower attachment, further Victorian style shower head, tiled surround. Low level WC, pedestal wash hand basin with tiled splashback, double glazed window with superb views. Outside: To the front of the property is a brick paved driveway with parking for up to two cars. Rear Garden: steps lead down from the Orangery to a small paved patio area. Lawn with mature flower and shrub beds leads through to another area of garden with a timber summerhouse with patio area under a gazebo. Mature flowers and shrubs. To the rear of the garden there are outstanding views of the countryside and South Downs.

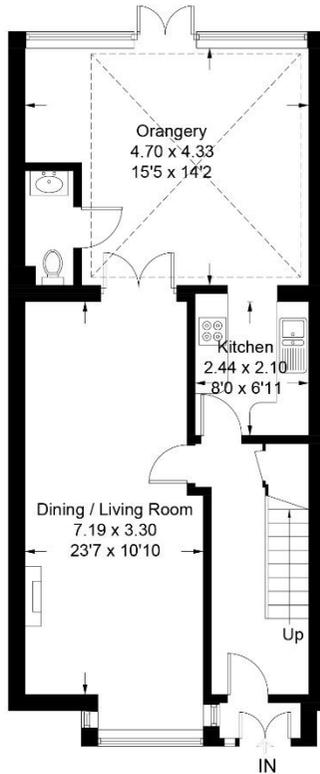
Location

The property is situated in the popular Downland village of Fulking in a much sought after location and within walking distance of the popular Shepherd and Dog public house and with easy access to local Downland walks including access to the South Downs Way. The property also lies within the boundary of the South Downs National Park. The large village of Henfield lies approx. 4.5 miles to the North-West and, like Steyning (approx. 6.5 miles to the South-West), offers a good range of local shops, trades and services including health and sports centres, library and other community facilities and schools for the majority of age groups. The City of Brighton & Hove (approx. 7 miles) offers an extensive range of all facilities. Main line train services to London (Victoria) are available from Hassocks (approx. 6 miles) and access to the A23/M23 is approx. 4 miles away.

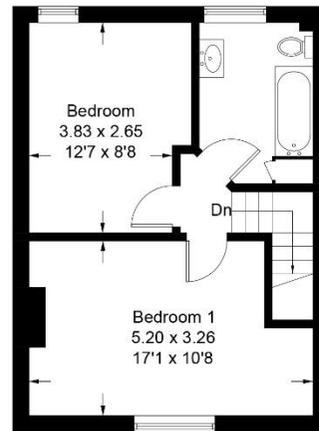


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Approximate Gross Internal Area = 102.7 sq m / 1105 sq ft



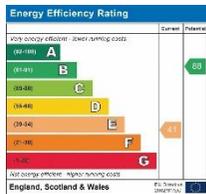
Ground Floor



First Floor

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Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows and rooms are approximate. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and used as such by any prospective purchaser. Created by Emzo Marketing 2018.(ID479705)



Information

Photos & particulars prepared September 2018
Mains electricity, Water & Drainage. Council Tax Band - D

Directions

Travelling from Poynings, enter the village of Fulking turning right into Clappers Lane, where the property will be found on the left hand side.

Viewing

Strictly by appointment with H.J. Burt's Henfield Office:

01273 495392

henfield@hjburt.co.uk

www.hjburt.co.uk



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