



**4 Stammers Hill,**  
Fulking, West Sussex.



## 4 Stammers Hill

Fulking, West Sussex. BN5 9NA

### Offers in the Region of £475,000

- Older style cottage
- Lovely location in the heart of this lovely hamlet
- Requiring some updating

#### Description

An older semi-detached cottage that has been partially modernised in recent years, but could do with some further improvement. The property is situated in a stunning location right in the heart of The South Downs National Park, and has accommodation over three floors that includes a kitchen and sitting room, three first floor bedrooms and a shower room, together with a second floor attic room accessed by a metal staircase. There is a good size front garden and parking for two cars, together with a sizeable rear garden backing onto a stream.

#### 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 with a pretty stream running through its gardens 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.

#### Information

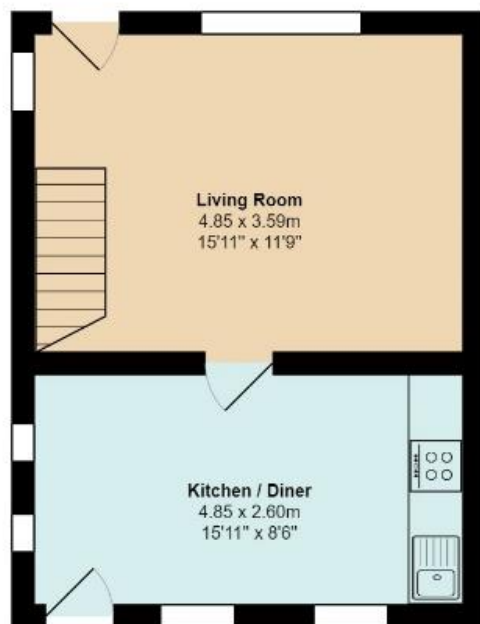
Photos & particulars prepared August 2019

Mains drainage, electricity and water. LPG central heating. The boiler has been replaced within the last ten years. Council Tax Band – C (Horsham District Council). EPC: G

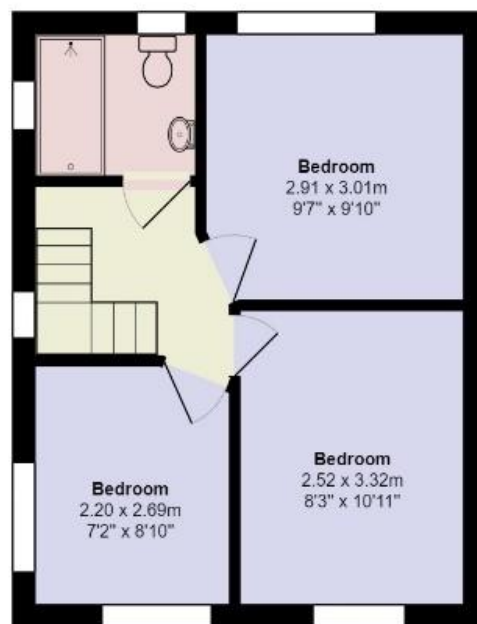
#### Viewing

Strictly by appointment with H.J. Burt's **Henfield Office**. Tel: **01273 495392**

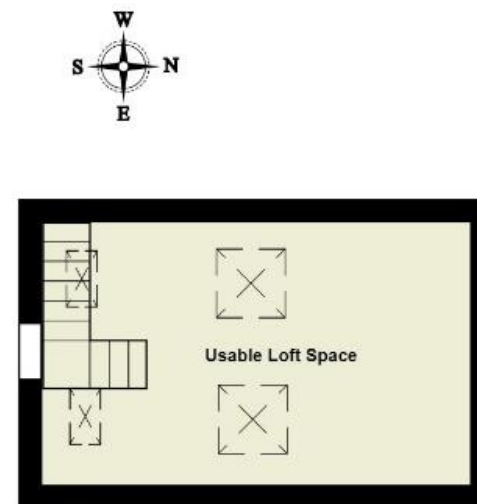




**Ground Floor**  
Area: 31.3 m<sup>2</sup> ... 337 ft<sup>2</sup>



**First Floor**  
Area: 31.3 m<sup>2</sup> ... 337 ft<sup>2</sup>

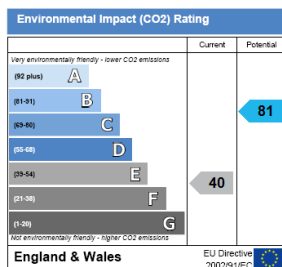
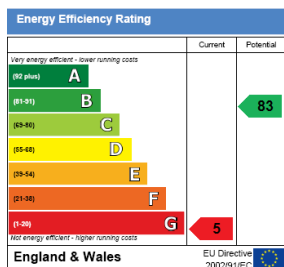


**Loft**  
Area: 14.5 m<sup>2</sup> ... 156 ft<sup>2</sup>

**Total Area: 77.1 m<sup>2</sup> ... 830 ft<sup>2</sup>**

All measurements are approximate and for display purposes only

Address: 4 Stammers Hill, Fulking, HENFIELD, West Sussex, BN5 9NA  
RRN: 9869-2869-7001-9901-0781



**H.J. BURT**  
Chartered Surveyors : Estate Agents

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