



2 Stammers Hill,
Fulking, West Sussex.

2 Stammers Hill

Fulking, West Sussex. BN5 9NA

Offers in the Region of £450,000

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

Description

An older semi-detached cottage situated in a stunning location in the heart of The South Downs National Park. The property has been extended, but is in need of improvement. On the ground floor there is a good size sitting room, kitchen/dining room, and two bedrooms and a bathroom on the first floor. There is a long front garden, a smaller rear garden backing onto a stream, and parking for four cars. The property is offered with no onward chain, and an internal inspection is highly recommended.

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

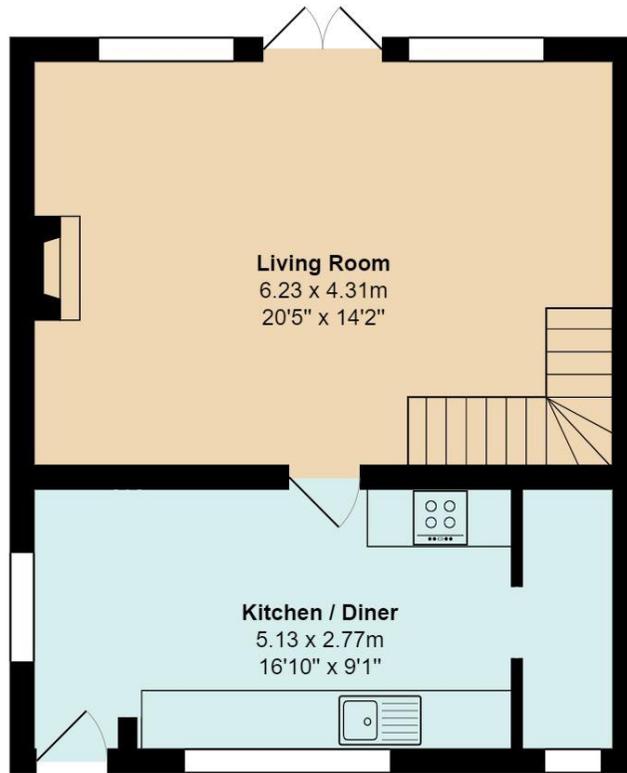
Mains drainage, electricity and water. LPG central heating.

Council Tax Band – C (Horsham District Council). EPC: G

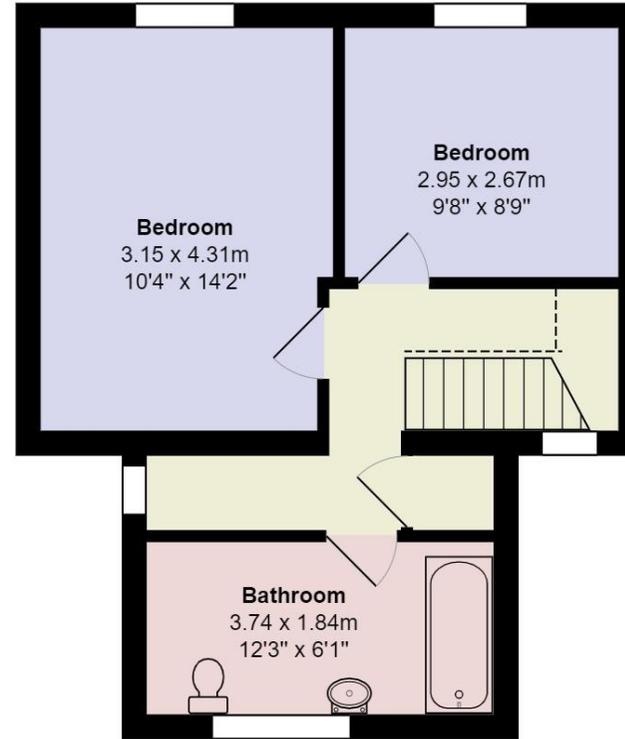
Viewing

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





Ground Floor
Area: 45.8 m² ... 493 ft²



First Floor
Area: 38.2 m² ... 411 ft²

Total Area: 84.0 m² ... 904 ft²

All measurements are approximate and for display purposes only



Address: 2 Stammers Hill, Fulking, HENFIELD, West Sussex, BN5 9NA
RRN: 2798-8996-1629-2007-4013

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
	79		95
	4		35

Energy Efficiency Rating: A (92+), B (81-91), C (69-80), D (54-68), E (39-53), F (21-38), G (1-20).
 Environmental Impact (CO₂) Rating: A (92+), B (81-91), C (69-80), D (54-68), E (39-53), F (21-38), G (1-20).

England & Wales EU Directive 2002/91/EC
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IMPORTANT NOTE: These particulars and photographs were prepared on the date as stated above by H.J. Burt in good faith for the guidance of purchasers. The descriptions, measurements and distances within the particulars were taken by H.J. Burt or taken from information supplied by the vendor, but should only be relied upon as approximations and not as statements or representations of fact. Information regarding the tenure of this property has not been verified and purchasers should consult their own solicitor for verification. H.J. Burt offer no warranty as to the condition of the property, services or appliances. Purchasers should satisfy themselves as to such condition. H.J. Burt have not made any enquiry concerning Planning Consents, Building Regulations or other approvals for any part of the property unless specifically referred to and purchasers are advised to make their own enquiries of the Local Authority.

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