

## 2 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 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, albeit we are limiting viewings to applicants that are able to proceed.**

#### 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. Revised November 2021.  
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**

