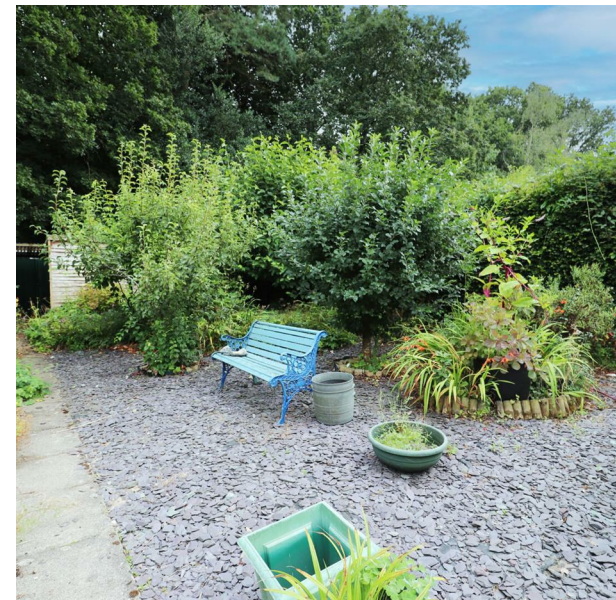


Brambles Sunny Box Lane, Slindon Common, BN18 0LX

£450,000

EPC Rating: Council Tax Band: D



Brambles Sunny Box Lane, Slindon Common, BN18 0LX

£450,000

Council Tax Band: D

Situated on the tranquil Sunny Box Lane in Slindon Common, this charming semi-detached home offers an exceptional opportunity for those seeking a property with immense potential. Spanning an impressive 1,001 square feet, this residence is set on a generous plot within a private road, providing both privacy and a serene environment.

The property boasts a spacious layout, featuring a welcoming entrance hall that leads to a bright and airy lounge, perfect for relaxation or entertaining guests. The home includes three well-proportioned bedrooms, each offering ample space for comfort. The kitchen, with its practical design, is ready for your personal touch, while the bathroom provides essential amenities.

One of the standout features of this home is the extensive rear garden, which enjoys abundant sunshine and backs onto picturesque National Trust woodland. This exceptional outdoor space is ideal for gardening enthusiasts or those who simply wish to enjoy the beauty of nature right at their doorstep. The potential for refurbishment and extension is significant, allowing you to tailor the property to your specific needs, subject to planning consent.

Additionally, the property includes a large tandem garage and ample off-road parking, making it convenient for families or those with multiple vehicles.

This delightful home is perfect for woodland walkers and nature lovers alike, offering a unique blend of comfort, space, and potential in a highly sought-after location. Don't miss the chance to make this property your own and create a truly remarkable living space.

Front Exterior

The front exterior of the property features a well-maintained lawn bordered by mature shrubs and a gravel driveway providing off-road parking. The entrance is sheltered by a porch, and the frontage is neat and inviting with a traditional brick construction and tiled roof.

Lounge

The lounge offers a welcoming space characterised by a large bay window that fills the room with natural light. A notable stone fireplace serves as a charming focal point, providing a cosy atmosphere. Neutral wall coverings and a warm carpet create a comfortable setting for relaxation and entertaining.

Kitchen

This kitchen features a practical layout with wooden cabinetry and dark blue tiled splashbacks that add a touch of colour. The room includes space for appliances, with a washing machine already

installed, and a door leading to the exterior for added convenience. Light wooden flooring and pale blue walls brighten the space.

Bedroom 1

Bedroom 1 is a comfortable room with a window allowing in natural light and neutral décor. The space offers versatility to suit different layouts and furnishings, making it ideal for restful nights and personal retreat.

Bedroom 2

Bedroom 2 is presented with soft grey carpeting and patterned grey wallpaper with a white dado rail, creating a calm and understated atmosphere. A window allows daylight to fill the room, complementing the subtle colour scheme.

Bedroom 3

Bedroom 3 is a bright and airy room with two windows providing

natural light and a door leading directly outside. This space offers flexibility for various uses, such as a guest room, office, or additional bedroom, with neutral tones to suit different tastes.

Bathroom

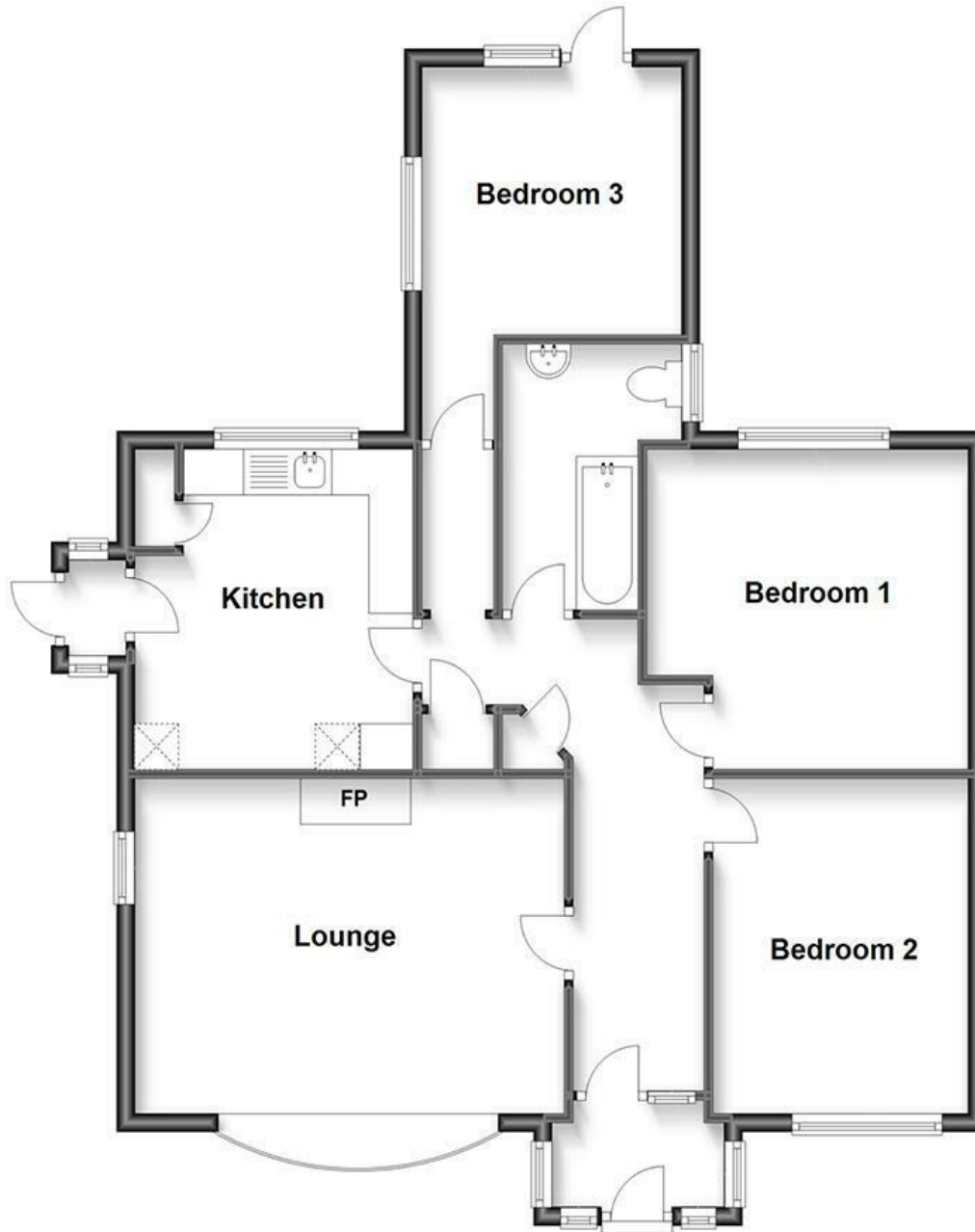
The bathroom is partly tiled with a modern mosaic pattern in black, white, and grey tones. It includes a bath with a handrail, a toilet, and a vanity unit with a sink, offering practical and stylish facilities in a compact space.

Rear Garden

The rear garden is a peaceful outdoor space featuring a paved patio area ideal for seating and al fresco dining. Beyond the patio, the garden is planted with mature shrubs, trees, and a variety of greenery, bordered by more natural woodland and creating a private, tranquil setting. Gravel paths lead through sections of the garden, where decorative benches and pots add character.



Approx. 84.3 sq. metres (907.8 sq. feet)



92.1 m² ≈ 991 sq ft



The Old Boathouse Bosham Lane
Bosham
West Sussex
PO18 8HS
01243 624637
info@soloestates.co.uk
www.soloestates.co.uk

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC