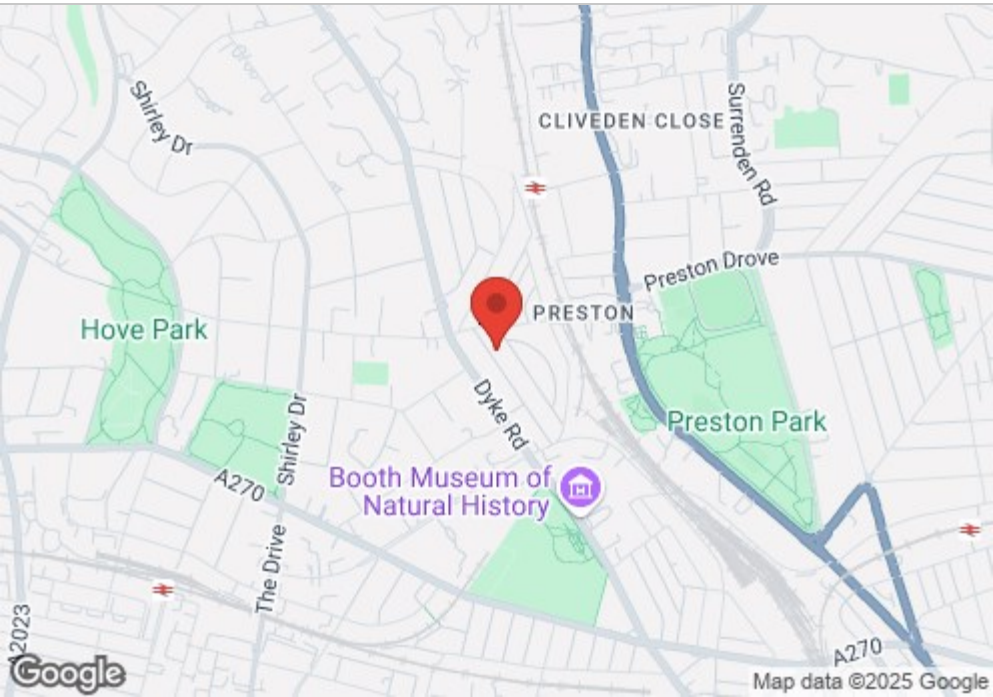




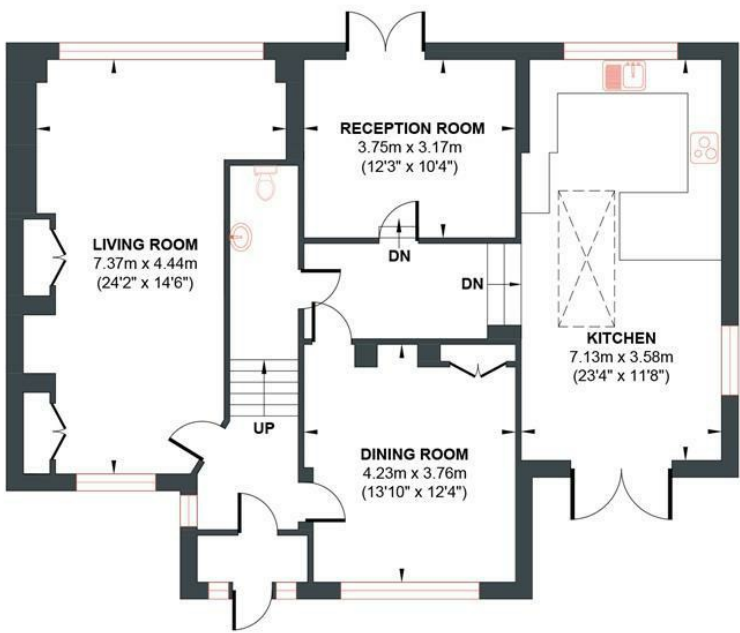
Guide price £950,000

This exceptional home offers a perfect balance of character, space, and modern living, all in a highly sought-after location. Early viewing is highly recommended



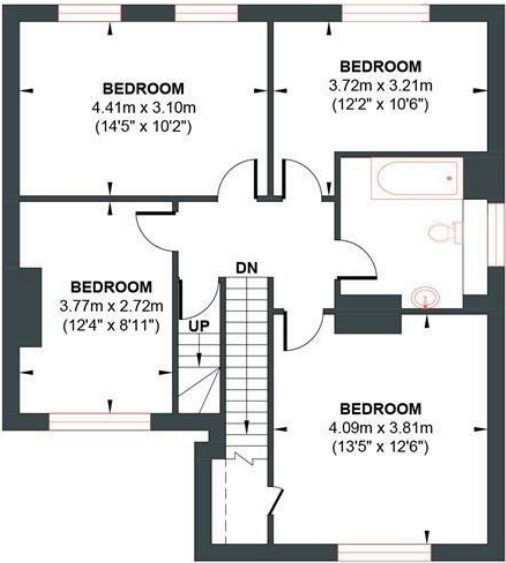
- 5 Double Bedrooms
- 3 Separate Reception Rooms
- Lovely Lawned Rear Garden
- Modern Family Bathroom
- Solar Panels
- 23ft Modern Kitchen Breakfast Room
- Fantastic Views Of The Downs
- Private sun trap Front Garden
- Luxury En-suite Shower Room
- Potential To Create Off Street Parking

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			84
(69-80) C			
(55-68) D	59		
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



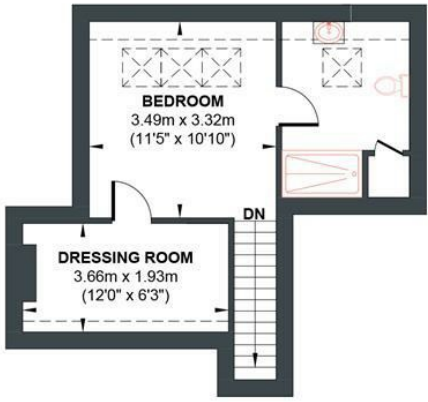
GROUND FLOOR

Approximate Floor Area
1091.99 sq ft
(101.45 sq m)



FIRST FLOOR

Approximate Floor Area
744.86 sq ft
(69.20 sq m)



SECOND FLOOR

Approximate Floor Area
308.49 sq ft
(28.66 sq m)

Foster & Co and their clients give notice that:
These sales particulars do not constitute any part of an offer of contract and are for guidance for prospective purchases only and should be not relied upon as a statement of fact.
We are not to be held responsible for material information that has not been given to us by our client at the time of marketing.
All measurements are approximate

