



The Old Farm House The Street

Fulking, BN5 9LX

Guide price £1,600,000

The Old Farmhouse is a charming Grade II listed property spread across three floors situated in the popular Downland village of Fulking. The property offers a wealth of character features throughout including: exposed timbers and inglenook fireplaces. The property provides spacious family accommodation which on the ground floor boasts: Entrance Hall, Family Sitting Room with feature inglenook fireplace, Kitchen / Breakfast Room, Drawing / Sitting Room with impressive Inglenook fireplace, Dining Room, Study, Utility Room, Cloakroom. On the first floor are 3 Good sized Bedrooms and 2 Bathrooms. Second Floor: Stunning vaulted ceiling Bedroom, Bathroom and further Bedroom.

Externally the property boasts a fabulous sized Rear Garden, mainly laid to lawn plus various mature shrubs and providing open views across fields at the rear.

LOCATION.

Located in the heart of the South Downs National Park this family home resides in the particularly picturesque village of Fulking.

With country walks on the doorstep, it enjoys beautiful views to both the front and rear aspect of some of the best scenery Sussex has to offer. There is good road access to the A23 for links to the motorway network and Gatwick (approximately 30 minutes). It's also benefits from road access to Brighton & Hove which offers a comprehensive range of amenities and facilities including main line stations for fast and frequent services to Gatwick and London.

The Town of Henfield with its bustling High Street, Primary School, Medical Centre, Sports Centre and range of shops is just over 6 miles away whilst Hassocks (which is under 7 miles away) also offers a range of amenities and a main line station for regular services to London.

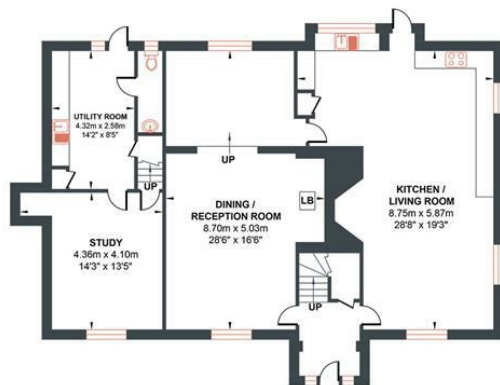


- 5 Bedroom Flint Fronted Village House Over 3500sqft
- Good Size Rear Garden Of Approximately One Third Acre Backing Onto Open Fields
- Drawing / Sitting Room With Impressive Inglenook Fireplace
- Lovely Location At The Foot Of The South Downs National Park
- 5 Bedrooms 3 Bathrooms 3 Reception Rooms
- Spacious Accommodation Spread Over Three Floors

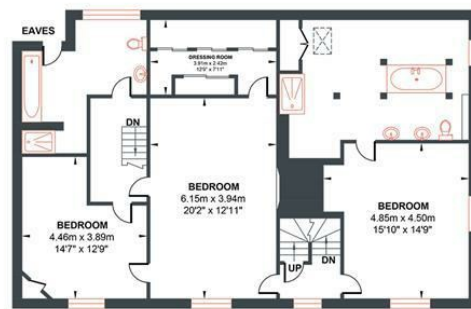
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		79
(69-80) C		
(55-68) D		
(39-54) E	43	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

THE STREET

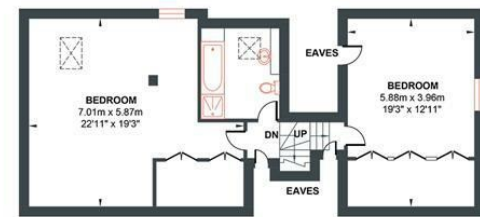
Approximate Gross Internal Area = 314.25 sq m / 3382.55 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.



GROUND FLOOR
Approximate Floor Area
1346.13 sq ft
(125.06 sq m)



FIRST FLOOR
Approximate Floor Area
1287.14 sq ft
(119.58 sq m)



SECOND FLOOR
Approximate Floor Area
749.27 sq ft
(69.61 sq m)

