



Brookside Clappers Lane  
Henfield, BN5 9NH

Guide price £1,500,000

Nestled in a rural location at the base of the South Downs on the outskirts of the picturesque village of Fulking, Brookside is a charming 4 bedroom detached single storey property with the benefit of a 2 bedroom detached annexe, range of stables and approximately 8 acres, all with superb 180 degree views of the South Downs. The property not only offers a unique opportunity for those seeking a tranquil lifestyle surrounded by stunning countryside views but also the property is considered ideal for extension ( subject to the required planning consents ).

The main property boasts three reception rooms all with stunning views of the Downs, modern refitted kitchen, four bedrooms, two bathrooms, two cloakrooms, utility room. Former garage which has been converted into a gym/office. All surrounded by formal gardens, courtyard and sundeck and overlooking its own grounds and the stunning countryside beyond.

An excellent addition to Brookside is the detached two bedroom annexe which again benefits from the breathtaking views and provides versatility for guests, extended family, or even potential rental income and comprises 2 bedrooms, kitchen / living / dining room, shower room and sundeck.

Externally the property is approached via long driveway leading off Clappers Lane. For the equestrian enthusiast there is an excellent range of timber stables comprising 6 stables, tack room and hay store. approximately 8 acres of gently sloping South facing paddocks and gardens.

Brookside is located in a rural situation at the base of the South Downs and within the Southdowns National Park and on the doorstep of some many walking and riding paths, yet being only a 5 minute drive to the village of Henfield with its good range of shops, pubs, post office, medical centre and Primary school. Hassocks mainline station, A/M23 and Gatwick airport are all within easy reach.

NB: Within the Southern most boundary of the property a public footpath from East to West.



- Truly Outstandingly Located 4 Bedroom Detached Bungalow With 2 Bedroom Detached Annexe, Stables And 8 Acres
- Breathtaking 180 Degree Views Of The South Downs
- Considered To Be Ideal For Extension ( subject to planning consent )
- A Range Of 6 Stables, Tack Room And Hay Store
- No Onward Chain

| Energy Efficiency Rating                    |           |                            |
|---------------------------------------------|-----------|----------------------------|
|                                             | Current   | Potential                  |
| Very energy efficient - lower running costs |           |                            |
| (92 plus) <b>A</b>                          |           | <b>82</b>                  |
| (81-91) <b>B</b>                            |           |                            |
| (69-80) <b>C</b>                            | <b>72</b> |                            |
| (55-68) <b>D</b>                            |           |                            |
| (39-54) <b>E</b>                            |           |                            |
| (21-38) <b>F</b>                            |           |                            |
| (1-20) <b>G</b>                             |           |                            |
| Not energy efficient - higher running costs |           |                            |
| England & Wales                             |           | EU Directive<br>2002/91/EC |

