



FLINTSTONES

FORD LANE | FORD | BN18 0DE



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FORD LANE, FORD, BN18 0DE

- Large Kitchen/Breakfast Room
- Double Aspect Living Room Onto Conservatory
- Dining Room/Snug
- Study/Bedroom 4
- Master Bedroom With En Suite & Walk In Wardrobe
- 2 Further Double Bedrooms
- Shower Room, Bathroom & Utility Room
- Superb Walled Gardens
- 2 Garages & Parking

Beautifully presented single storey character property in a small private courtyard development of 3 converted buildings, with Flintstones thought to have been the former coach house to the Manor House. The property provides flexible accommodation with the potential of creating a self contained annexe.

Entrance porch into hallway leading to the large kitchen/breakfast room with tiled floor and double doors to the West facing part of the gardens. The double aspect living room has a wood burning stove, doors to the South facing gardens and opens into the conservatory.

Off the living room is the dining room/snug with oak flooring and arched doors into the study/bedroom 4 with a good range of fitted wardrobes and a door to the garden. There is also a modern bathroom and separate utility room, making this section of the property suitable for creating a self contained annexe.

The superb master bedroom has under floor heating, a vaulted ceiling, full en suite bathroom with separate shower cubicle, walk in wardrobe, further range of fitted wardrobes and double doors to the garden. There are 2 further generous double bedrooms both with built in wardrobes, and a spacious shower room.

The superb walled gardens are a particular feature being West and South facing with paved patio areas, decking, mature planting and lawns. There is a summer house, greenhouse, and vegetable garden along with a large pond. To the front there are 2 garages, and ample parking.



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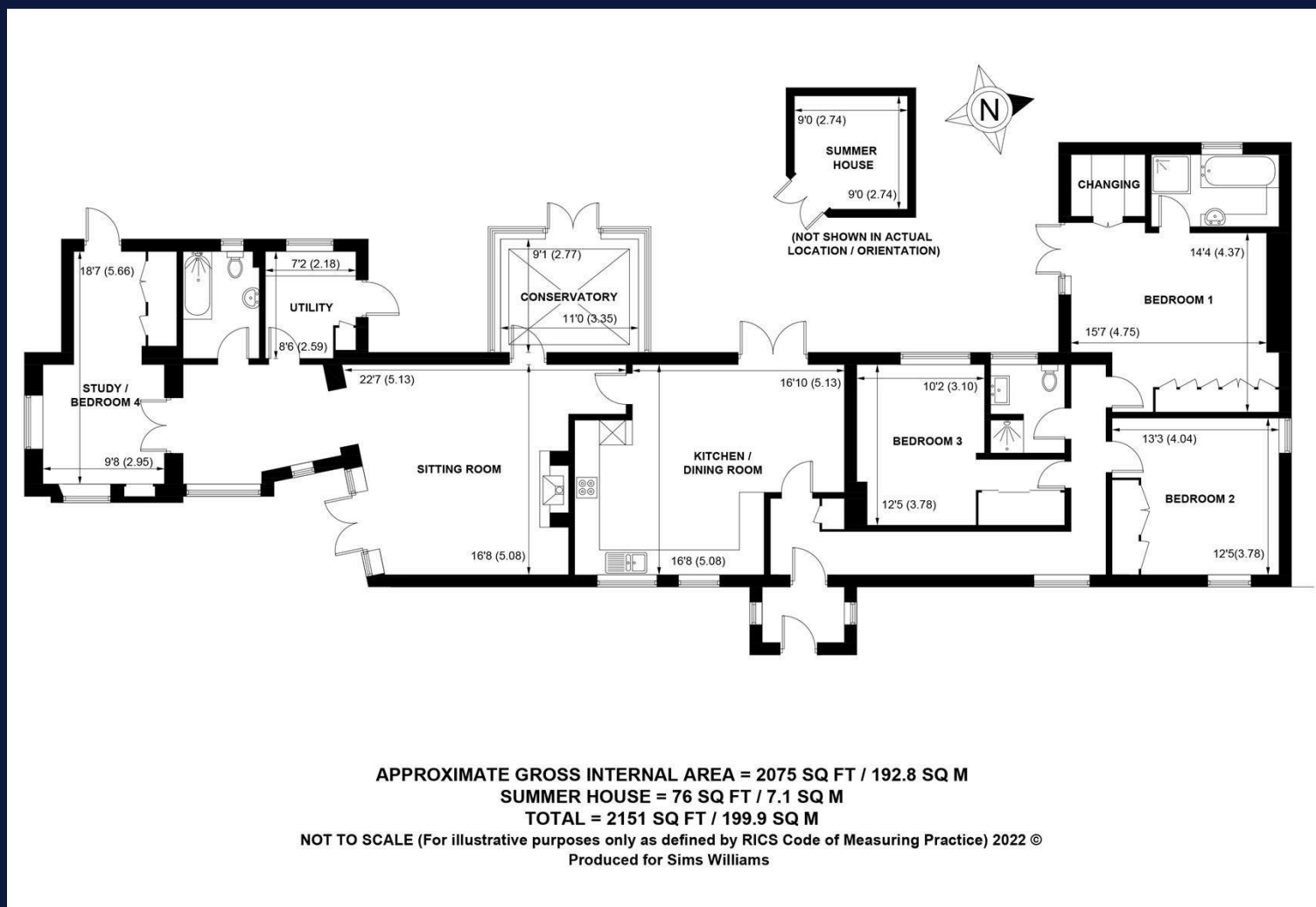
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EPC Band - Current - D Potential - C

Council Tax Band F

From our office in Walberton, head south towards Yapton, over the level crossing onto North End Road then take a left turn into Ford Lane. Continue along Ford Lane passing Edgumbes Coffee Merchants on the left hand side. The property will be found a little further along the road on the right.



Viewing strictly by arrangement via the vendor's Sole Agent Sims Williams.

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract.

As the seller's agent we are not surveyors or conveyancing experts and as such we cannot and do not comment on the condition of the property or issues that may affect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquiries before making any transactional decisions.

5 MAPLE PARADE,
WALBERTON, BN18 0PR

01243 551368
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