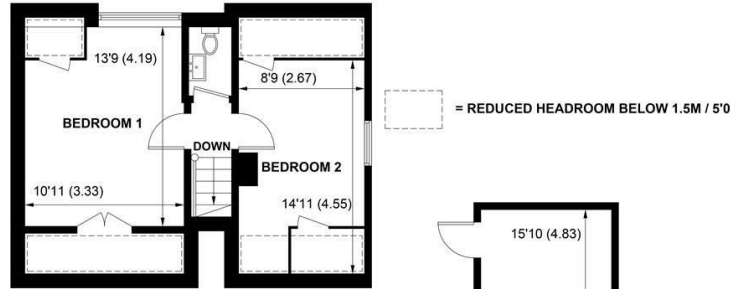




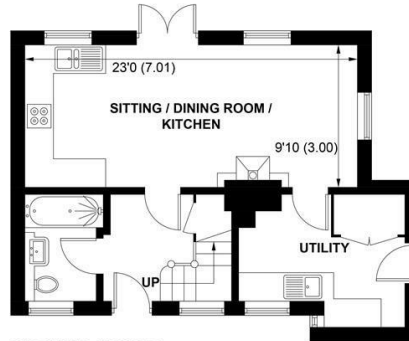
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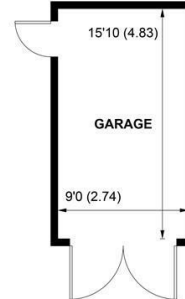
2 CEDAR COTTAGE, SHELLBRIDGE ROAD, SLINDON COMMON, BN18 0NB



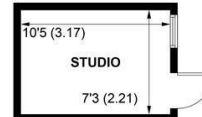
FIRST FLOOR



GROUND FLOOR



(NOT SHOWN IN ACTUAL LOCATION / ORIENTATION)



(NOT SHOWN IN ACTUAL LOCATION / ORIENTATION)

APPROXIMATE GROSS INTERNAL AREA = 839 SQ FT / 78 SQ M

OUTBUILDINGS = 217 SQ FT / 20.2 SQ M

TOTAL = 1056 SQ FT / 98.2 SQ M

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2024 ©

Produced for Sims Williams

£425,000 Freehold

2 CEDAR COTTAGE, SHELLBRIDGE ROAD, SLINDON COMMON, BN18 0NB

- South Downs National Park
- Scope To Extend
- Kitchen/Diner/Family Room
- Ground Floor Bathroom
- 2 Double Bedrooms
- First Floor Cloakroom
- Gardens Backing Onto Woodland
- Detached Garage & Parking
- Plot Of Approx 1/4 Acre

EPC RATING

Current = D
Potential = B

COUNCIL TAX BAND

Band = C

Originally built in the 1930s this Colt property is being brought to market for the first time in nearly 80 years and offers a unique opportunity to extend and create a wonderful home within the South Downs National Park.

Accommodation comprises entrance hall with stairs to the first floor, and bathroom which is fitted with a modern white suite of bath with shower over, wash basin and WC.

The kitchen/diner/family room is fitted with a range of Shaker style units with space for appliances, a wood burning stove and double doors out to the rear garden. There is also a good size utility room with sink, space for appliances and a door to the outside.

On the first floor there are 2 double bedrooms both with built in wardrobes, and a cloakroom.

Outside the plot extends to approximately 1/4 acre. The rear garden is mainly to lawn with paved patio and gravelled areas and a studio with power and light. To the front there is a further lawned area, a detached garage and ample parking.

It should be noted that the property has been rewired and double glazed. It is heated via an air source heat pump and has private cesspit drainage.

Disclaimer

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.

Directions

From the A29 heading North from Fontwell, head towards Slindon and turn right into Shellbridge Road (B2132) where the property will be found on the left hand side almost opposite the entrance into Bridle Lane.

