



ABSUMA

BURPHAM BN18 9RJ

SW

Sims Williams

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BURPHAM, BN18 9RJ

PRICE GUIDE £1,250,000 FREEHOLD

- National Park Village
- Bespoke Property
- Air Source Heat Pump
- Heat Recovery System
- Under Floor Heating
- Aluminium Bi-Fold Doors
- Double Garage
- 2 Electric Car Charging Points
- Far Reaching Views

Bespoke property designed with 5 double bedrooms all with an en-suite and dressing area ready for the new owner to choose their own designs as the property is at the first fix stage of the build. The ground floor area is all open plan with aluminium bi-folds, space for utility room, garden with views over fields in the National Park located in the extremely sought-after hamlet of Burpham offering scenic walks.

The accommodation enjoys an open plan ground floor comprising kitchen/dining/family room, space for WC/utility room and aluminium bi-fold doors onto the garden. There is a sitting room/bedroom 5 which has bi-fold doors, dressing area/storage and en-suite. There is under floor heating throughout the house with an 11kw Mitsubishi air source heat pump. Each room can be thermostatically controlled. There is also a 1600w central vacuum system and a mechanical ventilation heat recovery system MVHR. All the windows and bi-folds are German aluminium and all the doors and stairs are solid oak.

On the first floor there are 4 further double bedrooms all with en-suites and dressing rooms. Two bedrooms benefit from bi-fold doors.

Outside the property is entered through private gates leading to a double garage with 2 electric car 75kw charging points and driveway for 2 further cars. The rear garden boasts delightful views and backs onto National park fields.

Planning Reference number SDNP/16/06275/HOUS.



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This is for illustrative purposes only,
designed by EUPHORIA kitchens

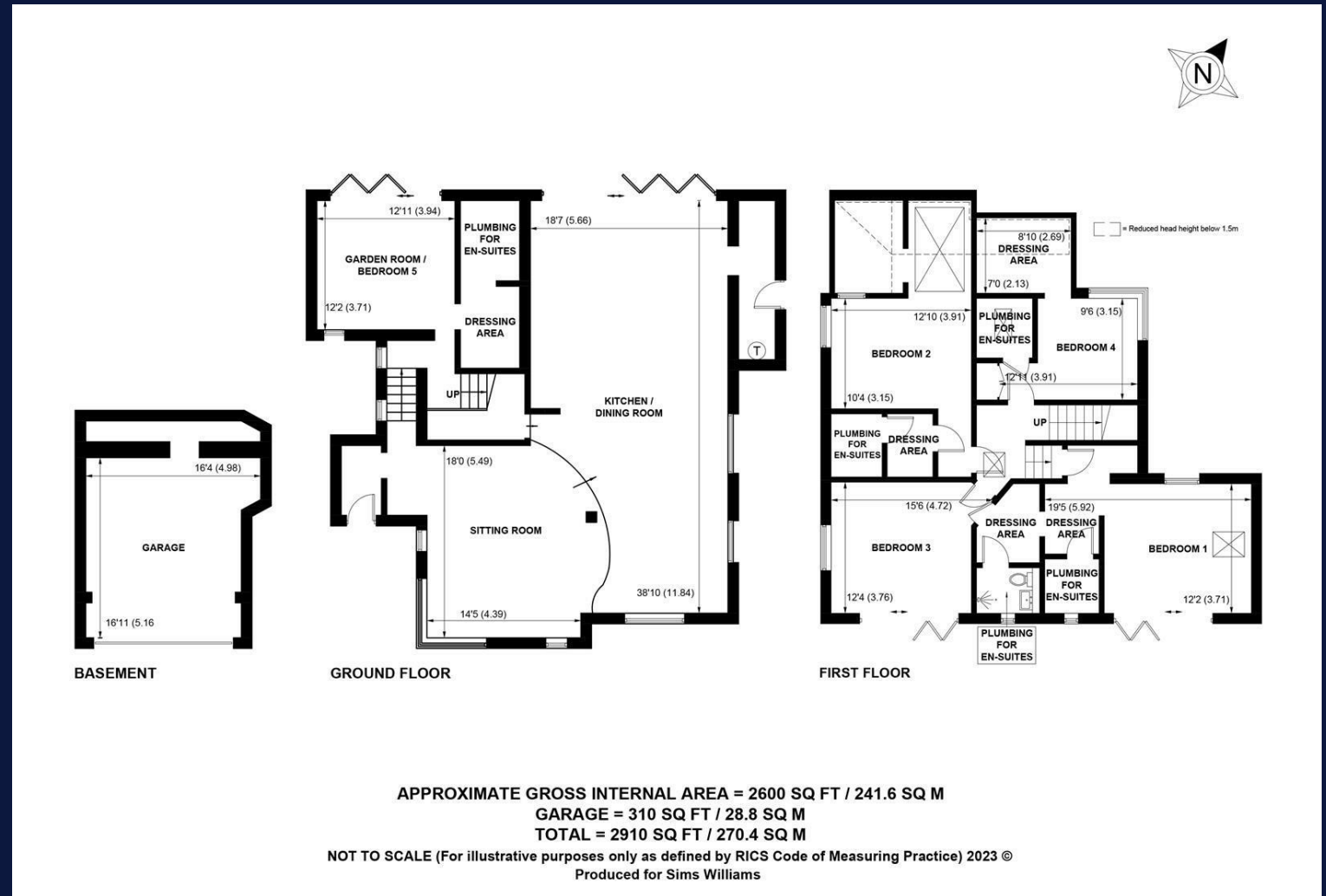


EPC Band - Current - B Potential - B

Council Tax Band F

Private drainage and air source heat pump

From Arundel station, turn down Crossbush Lane opposite for 2.3 miles, continuing onto Peppering Lane, then left onto The Street and 'Absuma' can be found on the right hand side.



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.