



# 1 THE CART SHED

HOUGHTON | ARUNDEL | BN18 9LW

*SW*

Sims Williams

# 1 THE CART SHED

HOUGHTON, ARUNDEL, BN18 9LW

£700,000 FREEHOLD

- Character Barn Conversion
- Vaulted Living Room
- Modern Fitted Kitchen
- Principal With Ensuite
- Utility Room
- 2 Mezzanine Level
- Enclosed Garden
- Off Road Parking For 2 Cars
- No Onward Chain

A beautifully presented barn conversion offering stylish open plan living accommodation, a principal suite, 2 mezzanine's currently used as a study and guest bedroom, utility room, garden and off-road parking for 2 cars.

Located in the charming village of Houghton which is within 5 miles of Arundel and there are good road links to Chichester, Brighton and Pulborough. The property is 1 mile from Amberley station which offers services to London and Coastal links.

The accommodation is primarily set over one floor comprising of a spacious living/dining room featuring a log burner and double doors opening out to the garden. There is a utility room off the hallway, fitted with a W.C , wash basin and integrated Miele washer and dryer. The mezzanine level is fitted with an en suit and eaves storage.

The deVOL Bespoke kitchen is fitted with a range of grey fronted units that are integrated with a smeg fridge/freezer, smeg oven and hob, Miele dishwasher and pantry cupboard. Off from the kitchen are stairs leading up to an office space benefitting from fitted cupboards.

The principal bedroom is situated on the ground floor benefitting from views out onto the garden and has an ensuite shower room.

Outside is a fabulous enclosed garden with a garden shed and gated side access. The property has two off road parking spaces.



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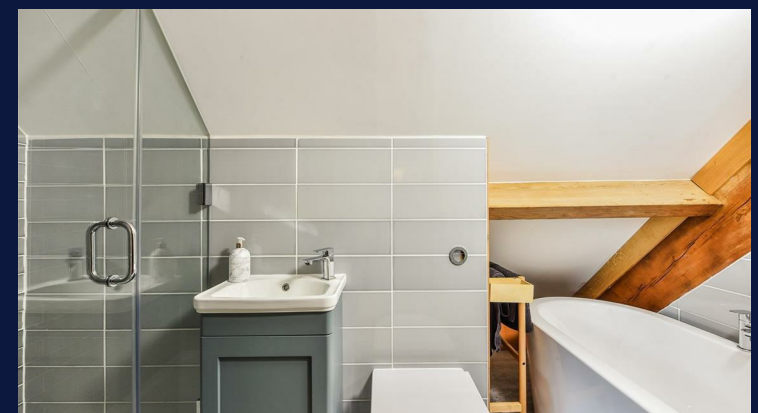
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EPC Band - Current - D Potential - B

Council Tax Band C

From Arundel follow road signs to Amberley. As you enter Houghton you will pass the George and Dragon pub, 1 The Cart Shed will be found shortly after 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.

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