



FOREST LODGE

CLAY LANE | CROSSBUSH | ARUNDEL | BN18 9RS



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CLAY LANE, ARUNDEL, BN18 9RS

OFFERS IN EXCESS OF £700,000 FREEHOLD

- Charming Detached Property
- Situated in the National Park
- In Need of Refurbishment
- First Time to Market Since Built
- Three Reception Rooms
- Three Bedrooms
- Large Mature Gardens
- Garage
- Driveway Parking

A rare opportunity to purchase a charming, detached property which is available to the market for the first time since built, circa 1950's. Situated in the South Downs National Park, the three bedroom property is in need of refurbishment and is located centrally within its wonderful, mature gardens of just under one acre.

The current accommodation comprises on the ground floor an entrance porch to sitting room and breakfast room. The sitting room enjoys a dual-aspect and has a central fireplace with a wood-burner.

There's a bright breakfast room opening into the kitchen which is fitted with a range of wooden units and over looks the rear gardens. Adjacent is a further reception room with double doors accessing the garden, together with a useful utility room with further rear access and a cloakroom.

The first floor enjoys views over the surrounding countryside and features two double bedrooms with built-in storage, and a single guest room. The family bathroom is fitted with bath, WC & hand wash basin.

Outside, the extensive gardens wrap around the property and are a particular feature being mainly laid to lawn with mature trees and shrubs, an orchard area, paved terrace and sheds. To the front is an attached garage and driveway allowing ample off-road parking.



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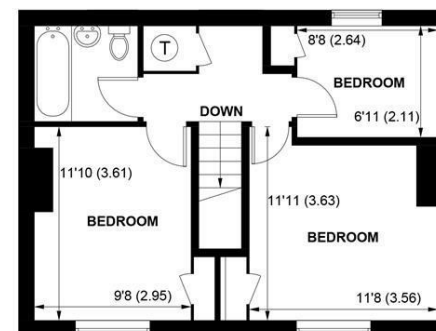
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EPC Band - Current - D Potential - C

Council Tax Band F

Mains Drainage
Gas Central Heating

When leaving Arundel on the A27 going south, take the left hand turning into Crossbush, continue down the lane and take a left turning onto Clay Lane. The property is the first one of the left hand side.



FIRST FLOOR



GROUND FLOOR

APPROXIMATE GROSS INTERNAL AREA = 1144 SQ FT / 106.3 SQ M

GARAGE = 229 SQ FT / 21.3 SQ M

TOTAL = 1373 SQ FT / 127.6 SQ M

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2021 ©

Produced for Sims Williams

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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