



MAVIC

CHURCH STREET | AMBERLEY | BN18 9ND



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CHURCH STREET, AMBERLEY, BN18 9ND

OFFERS IN EXCESS OF £680,000 FREEHOLD

- Regency Georgian Cottage
- Sash Windows & Oak Flooring
- 2 Reception Rooms with Dual Sided Log Burner
- Kitchen/Dining Room
- 2 Double Bedrooms
- Luxurious Bathroom
- Mature Cottage Garden
- Outstanding Views
- Planning Permission for Summerhouse / Office

Amberley is called 'The Pearl Of Sussex', for as well as being outstandingly beautiful and overlooking the Wildbrooks nature reserve, it enjoys some of the finest facilities in the country; luxury hotel 'Amberley Castle', the legendary Amberley Pottery, tea rooms, two pubs/restaurants with accommodation, plus an excellent village shop and post office are just a few of the highlights. Nestled securely in the conservation area.

The cottage is located on prestigious Church St and was constructed from stone in 1822 in the Regency style of the Georgian period. Windows are large and the property has high ceilings so the cottage is bright and airy. Approached by wide steps leading up to the front door, the two reception rooms feature a dual-sided, log burner that keeps the cottage toasty in winter and is picture perfect!

The cottage was extensively re-modelled in 2014, with an extension to the rear that takes full advantage of the stunning views across the South Downs National Park. Here the kitchen/dining room is over 19 feet in length with double French Doors opening onto two terraces of a 117 ft, south-facing garden. There is also planning permission for a garden room that can be used for exercise, as a home office or as a summerhouse.

Upstairs a generous landing accesses two double bedrooms, a large, newly refurbished bathroom with underfloor heating and a separate utility room housing a washing machine and tumble dryer. The front bedroom features a walk-in closet and at the end of the landing an open tread staircase gives access to a large and useful storage area beneath the eaves. There is further storage space in a large loft accessed by a pull-down ladder housing the boiler and mega flow hot water cylinder.



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EPC Band - Current - E Potential - C

Council Tax Band D

From Arundel, head along the A284 towards Whiteways Lodge roundabout. At the roundabout, take the third exit onto the B2139 (sign posted to Amberley and Storrington) follow the road and take the left turn onto School Road then left onto Church Street. Mavic can be found on the left hand side before the Pottery.



APPROXIMATE GROSS INTERNAL AREA = 980 SQ FT / 91.0 SQ M

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