



LITTLE DOWN

88 BURPHAM | BN18 9RJ



LITTLE BURPHAM COTTAGE

88, BURPHAM, BURPHAM, BN18 9RJ

GUIDE PRICE £675,000 FREEHOLD

- Charming Grade II Listed Cottage
- Character Features Throughout
- Recently Refurbished Throughout
- Modern Fitted Kitchen
- Living Room with Inglenook Fireplace
- Two Double Bedrooms
- Family Shower Room
- Mature Landscaped Garden
- No Onward Chain

A rare opportunity to purchase a beautifully presented Grade II Listed thatched cottage, nestled in the heart of the highly desirable village of Burpham. Character features throughout boasting exposed timber beams, a magnificent inglenook fireplace, stone flooring, and elegant cast-iron radiators—all blending period charm with modern comfort.

Upon entering, you are welcomed into a spacious and inviting dual-aspect living room, featuring a large inglenook fireplace that serves as the heart of the home. Natural light floods the space, offering delightful views over the garden, while a useful understairs storage cupboard provides practicality without compromising on style.

Adjacent to the living room, the kitchen/dining area is well-appointed with a range of modern base and eye-level units, seamlessly incorporating an integrated dishwasher, a freestanding SMEG cooker, a freestanding fridge/freezer, and an integrated washing machine. There is ample space for a dining table and chairs. A side door provides convenient access to an enclosed bin store.

Upstairs, the spacious principal bedroom enjoys a tranquil atmosphere, enhanced by a fitted wardrobe and a charming feature fireplace. A second generously sized double bedroom offers flexibility for guests. The stylish family shower room is fitted with a walk-in shower, wash basin, and WC, all finished to a contemporary standard.

The southwest-facing garden is surrounded by mature shrubs and trees creating generous amounts of privacy and gravel terrace with space for table and chairs. The property is offered with no onward chain.



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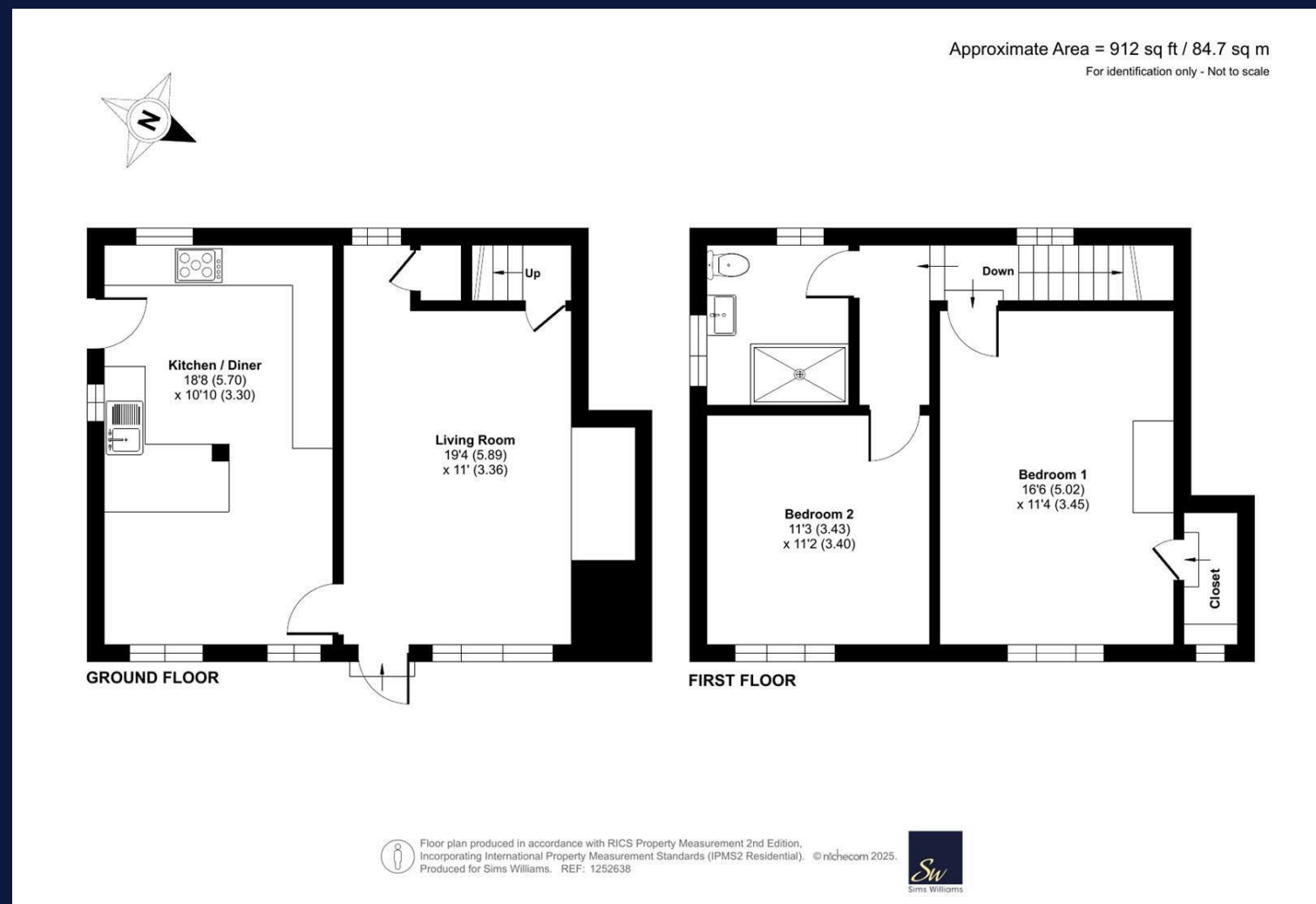
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Grade II Listed

Council Tax Band E

Upon leaving Arundel take the first exit at the roundabout and proceed along the A27 toward Worthing, take the first left signposted Burpham. Continue through Warningcamp and Wepham until you reach Burpham and 88 Burpham 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.

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