



**5 Stammers Hill, Fulking,
Henfield, West Sussex, BN5 9NA
£340,000 Freehold**

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ESTATE AGENTS

A Three Bedroom Semi-Detached Family House with Stunning Views of the South Downs. The Property Requires Modernisation but Benefits from No On-Going Chain & Purchased as Seen.

Situation

The property is situated in a beautiful rural setting in the hamlet of Fulking with its renowned public house, The Shepherd & Dog. Henfield village which is about 4 miles drive has a vibrant community with a High Street of shops and inns together with churches, library, leisure centre, modern medical centre and primary school. Mainline stations are available at Hassocks, Burgess Hill, Haywards Heath and Brighton, whilst the A24 and A23 are easily accessible giving access to the M23 and Gatwick Airport. There are a number of popular private schools within easy reach such as Hurstpierpoint College, Burgess Hill School For Girls and Lancing College. Theatres are available at Brighton and Chichester whilst there are excellent sporting and recreational facilities in the area including golf at Singing Hills, the Dyke and Mannings Heath, show jumping at Hickstead, racing at Goodwood, Brighton, Plumpton and Fontwell, whilst the South Downs National Park provides many miles of beautiful walks and bridle paths. the coast is about 6 miles distant.

Description

This semi detached property is built of brick elevations under a pitch tiled roof and is nestled in the South Downs. The property comprises of entrance, kitchen/dining room with space and plumbing for a washing machine and dishwasher and window over looking the front garden. Light and bright spacious living room with door to the conservatory and open onto the rear garden.

Stairs from the living room rise to the first floor where there are three bedrooms and a family bathroom with shower over bath.

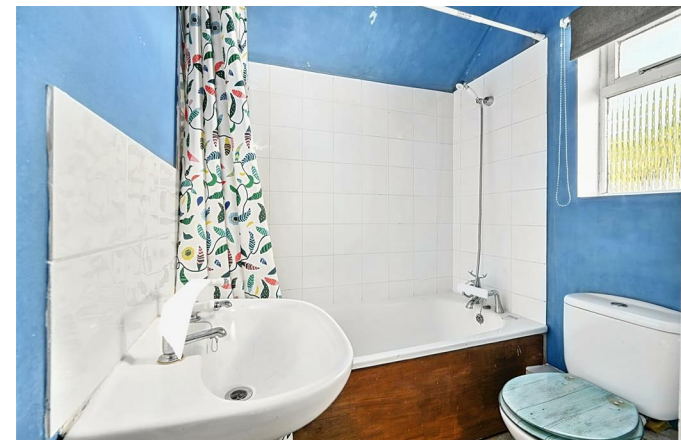
The property benefits from two parking spaces. A path leads to you to the front garden with established apples tree, brick and rendered store and side access to the rear garden. The rear garden has a small patio with steps down to the lawn area. A tradesmans access runs along the rear end of the garden.

Council Tax Band - C

Property Misdescription Act 1991

Although every effort has been taken in the production of these particulars, prospective purchasers should note:

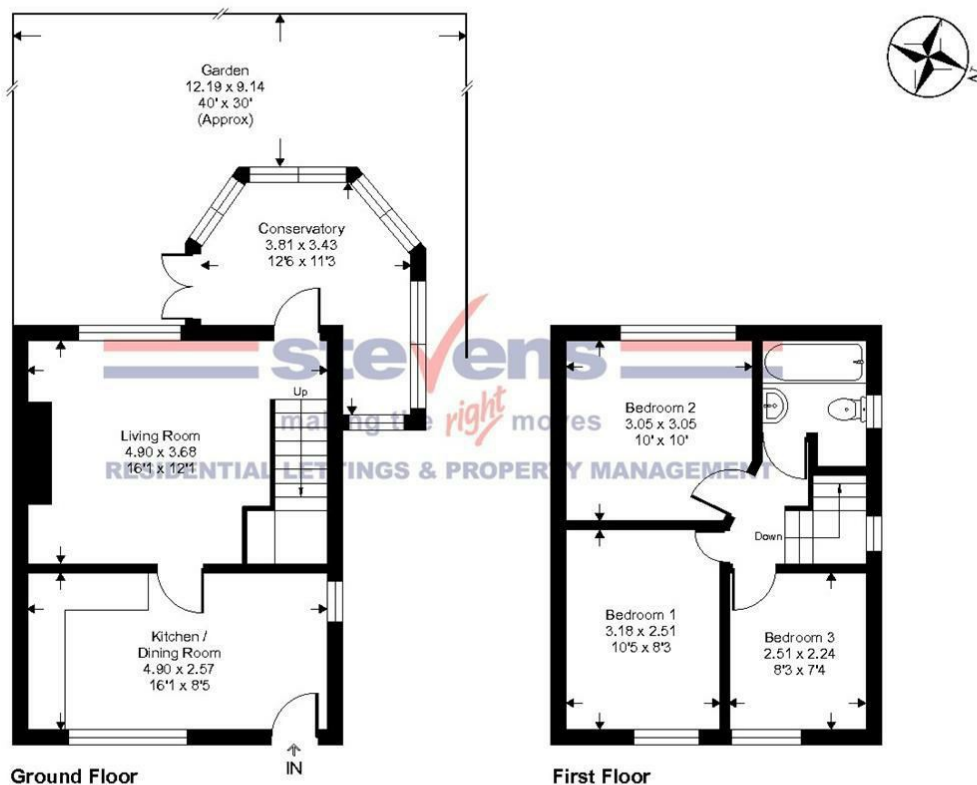
1. All measurements are approximate. 2. Services to the property, appliances and fittings included in the sale are believed to be in working order (although they may have not been checked). 3. Prospective purchasers are advised to arrange their own tests and/or survey before proceeding with the purchase. 4. The agent has not checked the deeds to verify the boundaries. Intending purchasers should satisfy themselves via their solicitor as to the actual boundaries of the property.





Stammers Hill, BN5

Approximate Gross Internal Area = 71.9 sq m / 775 sq ft



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	38	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

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Viewings by appointment only

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