



Castle Mead | The Street | Bramber | West Sussex | BN44 3WE

H.J. BURT
Chartered Surveyors : Estate Agents



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Offers in the Region Of: £1,250,000 | Freehold



- Spacious modern house adjacent to Bramber castle and open fields.
- Flexible accommodation over two floors with large annexe
- 5/6 Bedrooms and 3/4 Reception rooms with 3 bathrooms
- Ample off street parking for numerous vehicles
- Long driveway with potential space to build a detached garage/building
- Quiet, private garden laid to lawn with mature borders.
- Excellent decorative order throughout.

Description

Situated in the highly sought after village of Bramber, an impressive, contemporary modern house offering exceptionally versatile accommodation to form either a very large home or home with a spacious annexe.

Built to a high specification in 1993 the property has a wealth of exposed solid wooden floors and doors including a double height galleried entrance hall and a vaulted reception room. This light and airy house sits proud at the end of a long driveway. You are greeted by a glazed double height hall with doors leading to a living room, dining room and kitchen. The living room has a fireplace and conservatory looking out over the garden. The kitchen/breakfast room is well appointed with lots of storage with an adjacent utility room, which in turns leads through into the rest of the accommodation.

A separate entrance also leads to the annexe and into a reception room/bedroom. This could equally be used as an office or similar. A particular feature is the annex Living room with is high vaulted ceilings with velux windows and full wall of glass with doors to the garden. There are four bedrooms on the first floor, the main having an ensuite while a fifth bedroom downstairs is adjacent to a shower room.

The garden is mainly laid to lawn with very mature borders of trees and shrubs, there is a detached workshop/shed and scope to build a detached garage (subject to usual consents). To the front is parking for numerous vehicles.

Location

What 3 words ///chefs.tower.perfectly

Along The Street in Bramber, just passed the castle and church, the property has a long driveway leading to the property. Bramber has a couple of pubs and eateries while more comprehensive facilities can be found a short distance away in Steyning.

Information

Property Reference: HJB02580

Photos & particulars prepared: by HJ Burt May 2024 (ref JW)

Services: Mains services of electricity, gas, water & drainage.

The property is sold subject to all outgoing, easements, wayleaves and other rights and obligations of every description whether mentioned in these particulars or not.

Local Authority: Horsham District Council

Council Tax Band: 'G'

Viewing

An internal inspection is strictly by appointment with:

H.J. BURT Steyning

The Estate Offices | 53 High Street | Steyning | West Sussex | BN44 3RE

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Ground Floor
1824 sq.ft. (169.4 sq.m.) approx.



1st Floor
1066 sq.ft. (99.0 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

TOTAL FLOOR AREA : 2889 sq.ft. (268.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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