



2 Southview Cottages | The Street | Fulking | West Sussex | BN5 9LT

H.J. BURT
Chartered Surveyors : Estate Agents



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Guide price: £425,000 to £450,000 | Freehold



- Lovely two-bedroom semi-detached cottage
- Situated within the South Downs National Park
- Stunning views of the countryside and The South Downs
- Country kitchen, modern bathroom. Mainly double-glazed windows
- Pretty courtyard and separate 38' long 'secret garden'
- Useful timber shed used as an artist's studio
- Cabin with kitchenette and shower room
- Parking to the front, Viewing highly recommended

Description

A charming two-bedroom semi-detached cottage with outstanding Downland views situated in a 'tucked away location' within the heart of the South Downs National Park and within reach of stunning countryside walks. The property has a sitting room with woodburner, a country kitchen, along with a rear lobby and cloakroom. On the first floor are two bedrooms and a modern bathroom. There is electric underfloor heating on the ground floor. To the rear is a pretty, secluded courtyard along with a separate 'secret garden' with a timber shed used as an artist's studio along with a timber cabin with a kitchenette and shower room. There is a small parking space in front of the property. An internal inspection is highly recommended.

A panelled front door leads to the sitting room that has a woodburner, a timber panelled wall and double-glazed window with outstanding Downland views. Stone flooring runs throughout the ground floor. The country kitchen has a deep glazed sink with cream fronted units and timber worksurfaces with integrated appliances including fridge, freezer and washing machine. There is a range style oven and room for a small table and chairs. There is a rear lobby with WC and a back door leading to the courtyard garden.

Stairs lead from the sitting room to the first floor where there are two bedrooms, the main bedroom having Downland views, together with a modern fitted bathroom with panelled bath with electric shower, subway tiled surround and a wash hand basin set on a timber vanity unit, plus a towel rail/radiator.

Outside: To the front of the property is a small parking space. A side access leads to both the courtyard garden and a further 38' 'secret garden' that has a timber shed measuring around 15'8 x 7'10, as well as a timber cabin that has been recently refurbished and features a kitchenette, modern shower room and a sitting/bedroom area with double doors to the garden area with stunning Downland views.

Location

The property is situated in a stunning location within the popular Downland village of Fulking and only a few steps away from the popular Shepherd and Dog public house that has a pretty stream running through its gardens and with easy access to local Downland walks including access to the South Downs Way. The property also lies within the boundary of the South Downs National Park. The large village of Henfield lies approx. 4.5 miles to the North-West and, like Steyning (approx. 6.5 miles to the South-West), offers a good range of local shops, trades and services including health and sports centres, library and other community facilities and schools for the majority of age groups. The City of Brighton & Hove (approx. 7 miles) offers an extensive range of all facilities. Main line train services to London (Victoria) are available from Hassocks (approx. 6 miles) and access to the A23/M23 is approx. 4 miles away.

Information

Property Reference: HJB02500

Photos & particulars prepared: April 2023. Revised January 2024. (Robert Turner MNAEA)

Services: Mains electricity water and drainage. Electric underfloor heating on the ground floor.

Local Authority: Mid Sussex District Council **Council Tax Band:** 'B'

Directions

The property is situated in a private lane to the left of the Shepherd & Dog public House. What Three Words: <https://w3w.co/tigers.player.undertook>





Viewing

An internal inspection is strictly by appointment with:

H.J. BURT Henfield

Euston House | High Street | Henfield | West Sussex | BN5 9DD

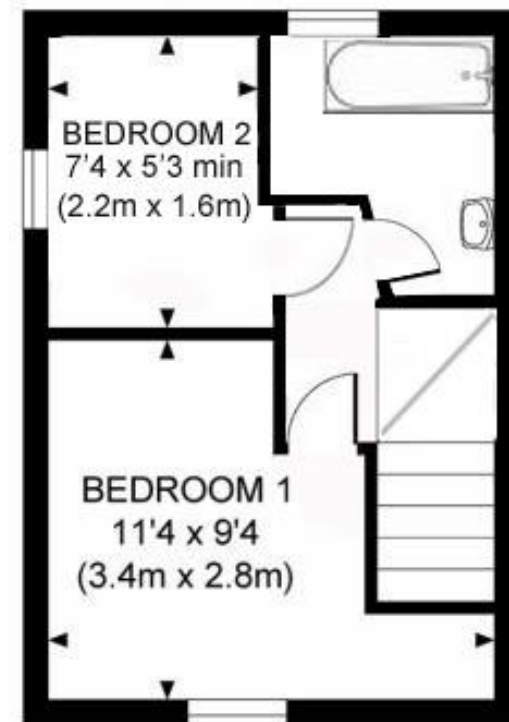
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