



Coombes | The Street | Fulking | West Sussex | BN5 9LX

**H.J. BURT**  
Chartered Surveyors : Estate Agents







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Guide Price: £1,395,000 | Freehold



- Detached 1950s house in the heart of Fulking
- Within the South Downs National Park
- Nestled at the foot of the South Downs, with superb views
- Comes with planning for a substantial update
- Large and versatile leisure suite and heated outdoor swimming pool.
- Five bedrooms, ensuite shower room & family bathroom
- Kitchen with utility. Long private driveway and attached garage.
- Lovely gardens with a total plot of just under half an acre
- Oil central heating. Double glazed windows EPC: F Council Tax: G.

## Description

A most attractive detached family house, understood to date from the 1950s, situated in the heart of the downland village of Fulking, within the South Downs National Park. The property has been in the same ownership since the late 1970s and is a much-loved family home, during which time it has been extended and reconfigured. The property comes with planning consent (ref: SDNP/23/00661/HOUS) providing a new owner with the option to replace the existing 'leisure suite' with a single and two storey extension to create a large modern kitchen/living/dining area and significantly enlarged main bedroom suite with a large dressing room and ensuite. The house offers well-proportioned and spacious rooms, many of which take in the wonderful views of the South Downs to the south and over the garden and far-reaching countryside to the north. Arranged over two floors, the accommodation extends to just under 3,400 square feet, including the garage and the aforementioned single storey leisure suite with a bar, games room, steam room and sunroom with hot tub.

Coombes is set back from The Street, and is well-screened by mature trees and shrubs, flanked by an expanse of lawn. The driveway leads to a generous parking area ahead of the house and integral garage. The part-walled rear garden is arranged in two sections. Immediately to the rear of the house is a paved terrace and an area of lawn planted with apple and fig trees, beyond which is the swimming pool, raised decking area and pool house. Stone steps lead down to a further terrace and the lower area lawn, from which there are panoramic views over the adjoining farmland and towards the South Downs to the West. In all, the total plot is just under half an acre.

**Entrance Lobby** with double glazed leaded light windows, quarry tiled Hill floor and a multi painted front door leading to the wide **Entrance Hall** that in turn leads to Cloakroom with a low-level WC, oval wash hand basin set in vanity unit, and part tiled walls. The lovely **Sitting Room** has an open fireplace with stone surround and mantle. Double glazed window with leaded lights with views of the South Downs. Double glazed casement door leads to the **Leisure Suite** that is linked via a room used as a **Dining Room** with a Perspex roof and double-glazed sliding doors to the rear garden and door to the side access. Further sliding doors lead to a **Bar area** that in turn leads to used for a **Games Room** able to house a full-sized snooker table. Beyond which is a **Steam Room, Cloakroom** and a **Sunroom** overlooking the swimming pool. The superb **Kitchen/Breakfast** Room is fitted in a range of the limed oak fronted units with heat resistant work surfaces and matching hanging cabinets and full height pantry cupboard. Central island unit with the timber work surfaces. Neff double oven, steam oven and separate De Dietrich halogen hob with extractor over. Blanco one half bowl moulded sink with mixer tap, part tiled wall, vinyl floor. Integrated Hotpoint dishwasher and space for American fridge freezer. The **Breakfast Area** has a pleasant outlook over the front garden towards the South Downs. Further double-glazed window with leaded lights with outlook over the rear garden and the open countryside beyond. A multipaned door leads to the **Utility Room** that has a twin stainless steel sink top with an adjoining worksurface with drawers and cupboards and matching hanging wall cabinets. Spaces for domestic appliances, Vinyl floor. Oil boiler on programmer control unit. Double glazed door to the rear garden. A further door leads to the integral Garage.

A return staircase with wrought iron balustrades and double-glazed window leads to the **First Floor Landing**. Access panel to the roof space. Airing cupboard housing foam insulated hot water cylinder with immersion heater. Further linen cupboard. The **Main Bedroom** is a fine double aspect room with double glazed windows with far reaching views of the South Downs and adjoining countryside to the north. The **En Suite Shower** is fitted with a quad shower cubicle with thermostatic shower unit, WC, wash hand basin set in vanity unit, tiled walls, combined radiator/towel rail, extractor fan and double-glazed window. The **Second Bedroom** overlooks the rear garden and countryside beyond. This room has an **En Suite Bathroom** with modern fitted suite comprising panelled bath with hand shower attachment, wash hand basin and WC set in vanity unit with storage. Vinyl floor, tiled walls, combined towel rail/radiator. Double glazed window. The **Third**



















**Bedroom** has views of the South Downs as does the **Fourth and Fifth Bedrooms**, the latter is currently used as a study. The **Family Bathroom** has a panelled bath with hand grips, wash hand basin, combined towel rail/radiator, tiled walls. Enclosed shower cubicle with Aqualisa shower. Vinyl floor Double glazed window with pleasant outlook over the rear garden beyond.

**Outside** the property is approached by a sweeping drive with parking for several cars, leading to the **Attached Garage**, that has an electric and over door, space for domestic appliances, useful storage cupboards, water tap, electric light and power. Part glazed door to side. There is a gated access to the rear garden with a canopy and UVPC door leading to the leisure suite. The lovely rear garden has a paved terraced and level area of lawn with a **Swimming Pool** beyond which is a raised area of decking, ideal for alfresco dining, along with a **Pool House** with the pump, filtration equipment and boiler for the swimming pool, enclosed by combination of rendered brick walls, panel fencing and a high conifer hedge. Beyond this is a further paved terrace with steps leading down to further area of lawn with a concrete sectional **Store** for garden equipment enclosed by post and rail fencing to the rear with magnificent panoramic views over the surrounding countryside and the South Downs to the west. There is an outside lights, outside power and water tap and an oil tank. There are mature fruit trees and a fig tree along with mature flowerbeds and in all, total plot is just under 0.5 of an acre (0.435 ac/0.18 Ha).

### Location

Lying at the centre of the popular Downland village of Fulking the cottage lies within a Conservation Area and within the South Downs National Park. The popular Shepherd & Dog village Inn is readily accessible from the property. The large village of Henfield lies approx. 4.5 miles to the North-West and, like Steyning (approx. 6 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.





Walking and riding along many local footpaths/bridleways to the South Downs and Weald, racing at Goodwood, Fontwell, Brighton, Plumpton and Lingfield. Golf locally at Singing Hills, Devils Dyke and Pyecombe and further afield at Mannings Heath, Horsham, Worthing and Pulborough. Polo at Cowdray Park and Knepp Castle. Sailing at Chichester, Shoreham-by-Sea and Brighton Marina. Theatre at Brighton and Chichester. Opera at Glyndebourne.

## Information

**Property Reference:** HJB02637. **Photos & particulars prepared:** May 24

Revised June 2025 (RNT).

**Services:** Mains electricity, water & drainage. Oil central heating.

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

## Directions

From the A281 Pyecombe to Henfield road, take the road signposted Poynings, continue along the road through Poynings village and out towards Fulking. Proceed into Fulking and the property will be seen on the right-hand side. What Three Words: <https://w3w.co/zoos.rejoiced.stutter>

## Viewing

An internal inspection is strictly by appointment with:

**H.J. BURT Henfield**

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

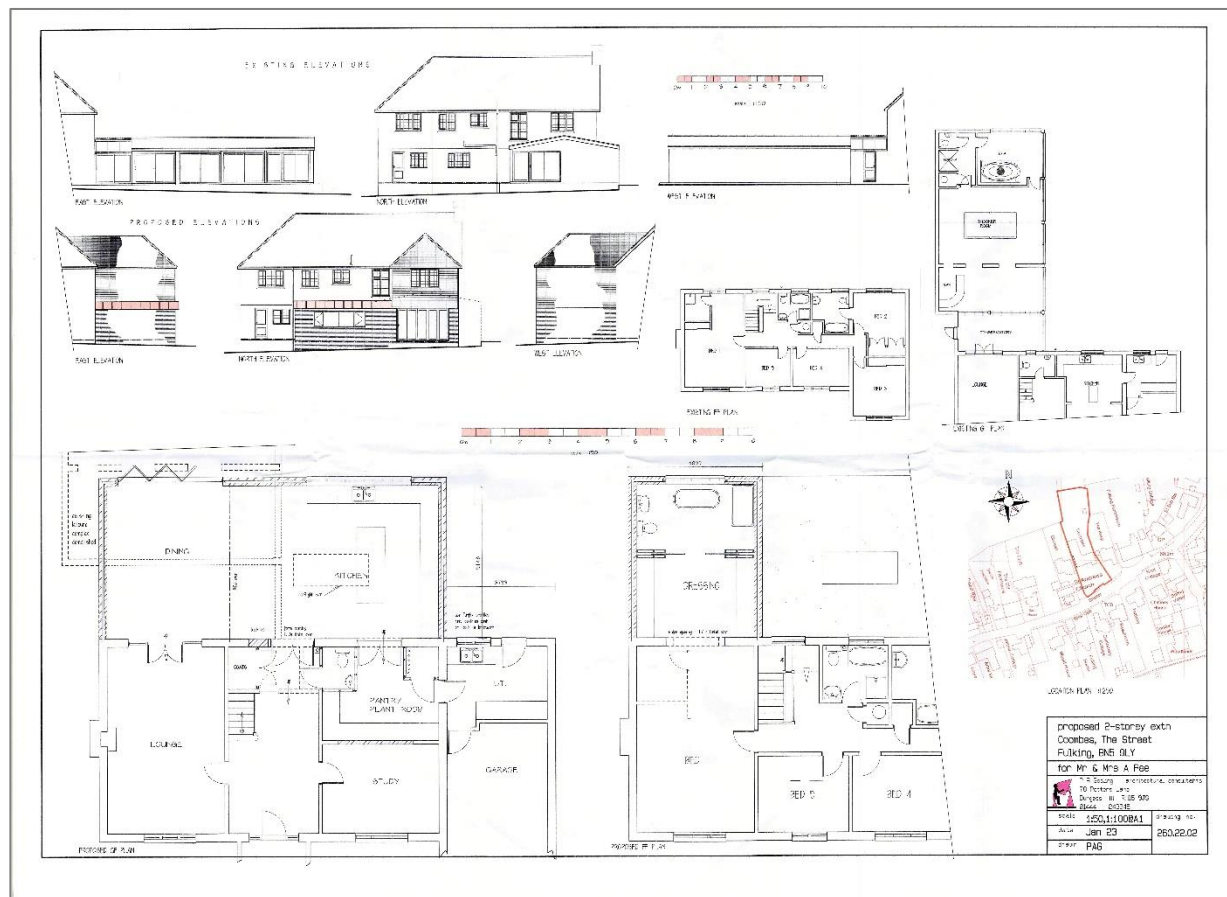
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## Planning Permission

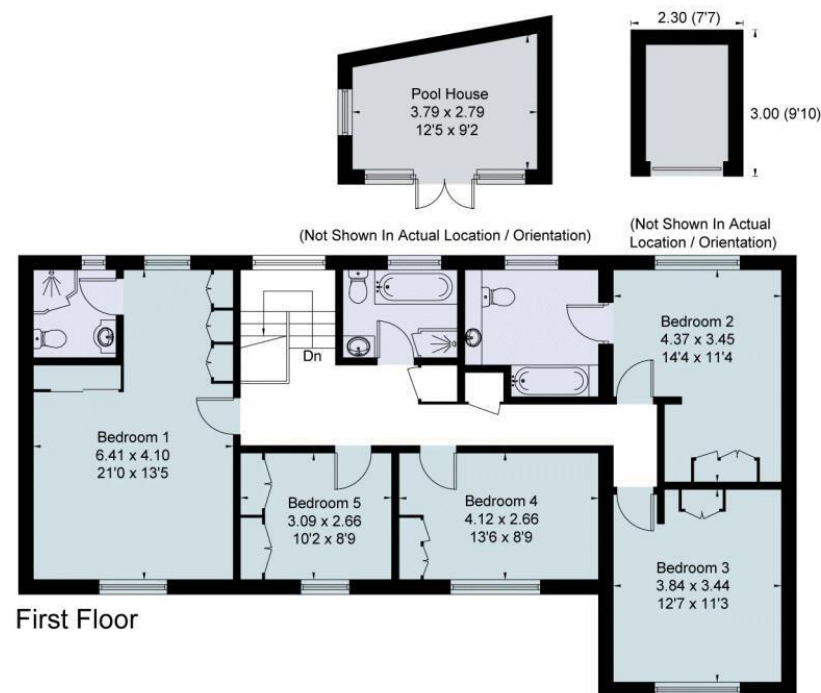
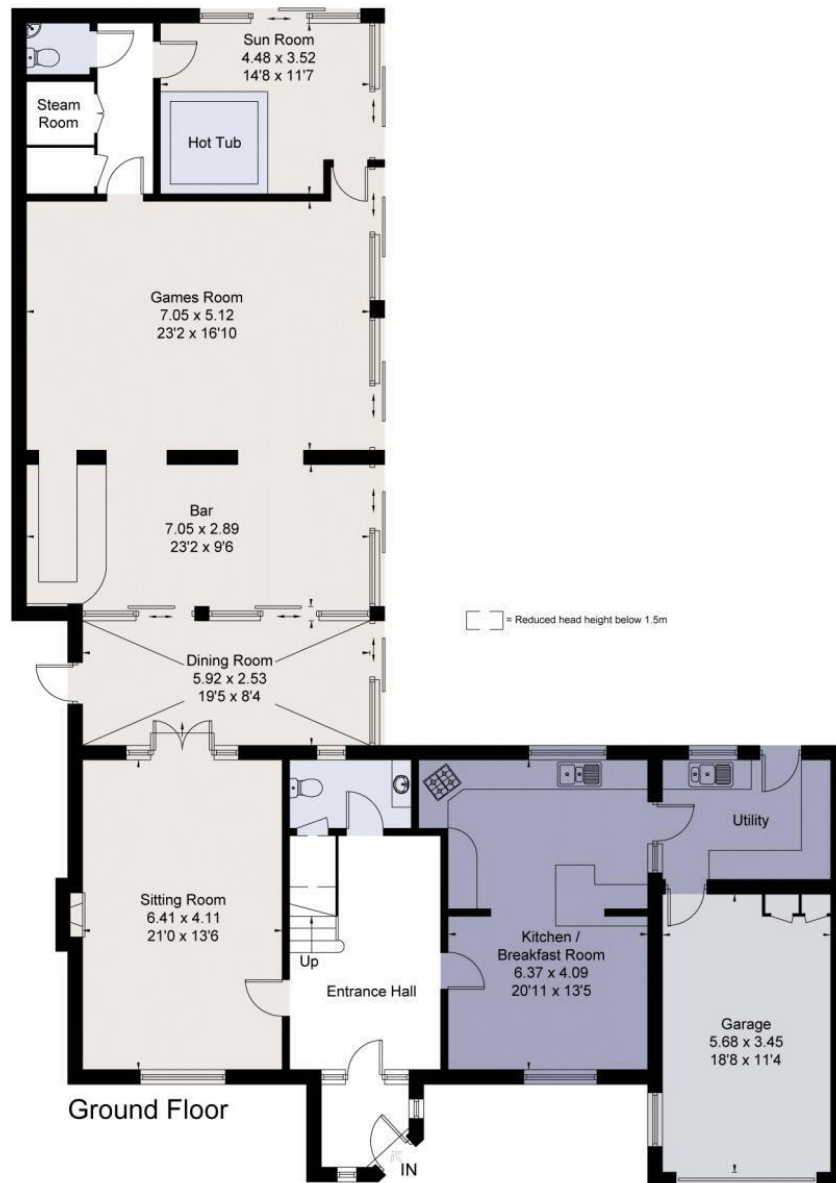
Planning permission was granted in December 2023 as per the above plan, to demolish the existing 'Leisure Suite' and to replace with a single and two storey extension with a large kitchen/Dining Room, converting the current Kitchen into a Plant Room/Pantry and Study. Whilst on the first floor would be a much larger Main Bedroom and Dressing Room with Ensuite.

Further details are available from H.J. Burt or on the South Downs National Park Planning Portal: [www. https://www.southdowns.gov.uk](http://www.southdowns.gov.uk). Ref: SDNP/23/00661/HOUS.



Approximate Area = 294.4 sq m / 3169 sq ft  
 Garage = 19.7 sq m / 212 sq ft  
 Outbuildings = 13.5 sq m / 145 sq ft  
 Total = 327.6 sq m / 3526 sq ft  
 Including Limited Use Area (1.0 sq m / 11 sq ft)  
 For identification only. Not to scale.

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