



Bramber Fox

THE STREET, BRAMBER, WEST SUSSEX BN44 3WE

Hamilton Graham

ESTATE AGENTS

On the south side of the road in a street scene of attractive period homes within the village Conservation Area. The small village lies between the castle ruins and the River Adur. It is a highly picturesque area, containing some fine buildings through the ages from mediaeval to modern. The castle is now a ruin on well-timbered Norman earthworks. Local shops are across the river in Upper Beeding, and Steyning with further shops and schools is about a mile away. The local bypass has largely removed through-traffic and in addition street landscaping and calming measures make this an attractive place in which to live.

Bramber lies at the foot of the South Downs National Park, about five miles from the coast at Shoreham-by-Sea (mainline railway station to London Victoria) and eight

miles from Worthing. Brighton is about 11 miles and Horsham 14, and Gatwick Airport can normally be reached in about 40 minutes by car.

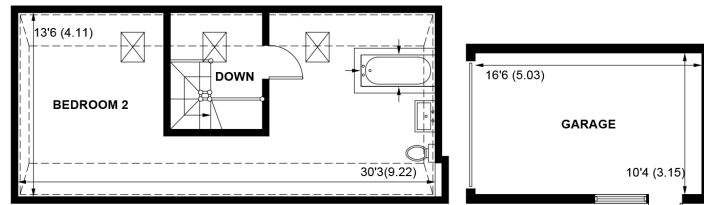
An impressive architect-designed modern detached house built some eleven years ago of traditional construction with brick and flint elevations under a pitched and clay-tiled roof. The house is exceptionally well appointed with oak joinery, oak and stone flooring to the ground floor, high quality fully-fitted kitchen and excellent sanitary ware, full double glazing and gas-fired central heating. The spacious house (circa 3,000 sq.ft.) provides excellent family accommodation with a flexible open-plan design divided by internal bi-fold doors. A further pair of doors overlooks and opens to the secluded and well-designed walled south-facing garden.



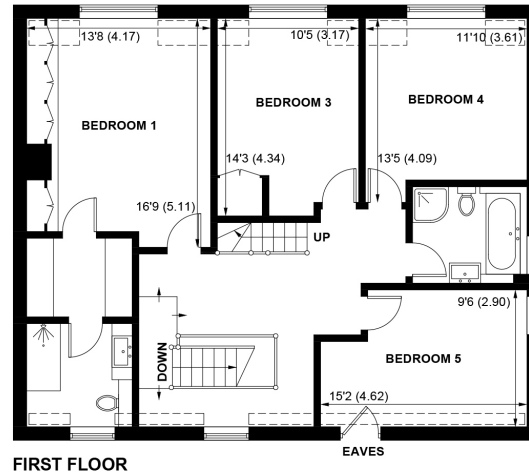
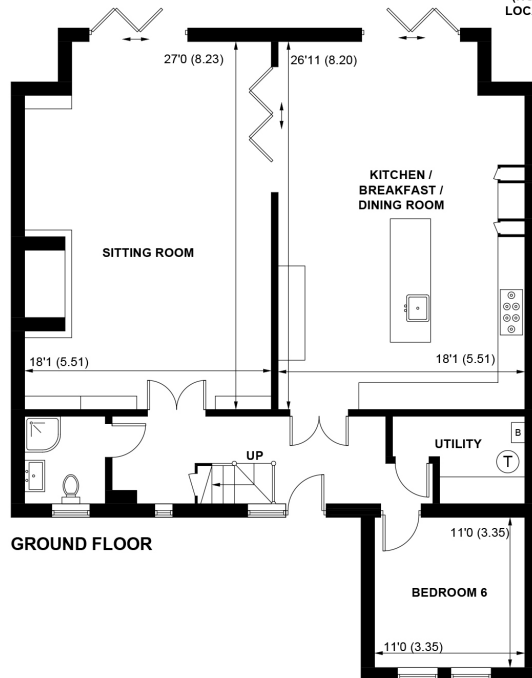


*Reception Hall | Cloaks/Shower Room |
Sitting Room | Kitchen/Breakfast/Dining
Room | Utility Room | Bedroom 6/Study
| Five Bedrooms | Two Bathrooms plus
further Shower Room | Detached Garage |
Attractive Gardens | Ample Parking*

☐ = REDUCE HEAD HEIGHT BELOW 1.5M



Total Approximate Floor Area including Garage 3026 Sq FT (281.1 Sq M)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	82	86
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
WWW.EPC4U.COM		

Services: All main services are connected | Council Tax: Valuation Band: 'G'

Viewing strictly by appointment with the Agent.

Hamilton Graham
ESTATE AGENTS

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IMPORTANT NOTE

- Any description or information given should not be relied upon as a statement or representation of fact or that the property or its services are in good condition.
- Measurements, distances and aspects where quoted are approximate.
- Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained.
- The Vendor does not make or give, and neither Hamilton Graham nor any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property.
- All statements contained in these particulars as to this property are made without responsibility on the part of Hamilton Graham. Intending purchasers must satisfy themselves on these matters.