



SUNNY CROFT

THE STREET, BRAMBER, WEST SUSSEX BN44 3WE

Hamilton Graham

ESTATE AGENTS

The property is in an attractive street scene in the village of Bramber. Bramber is known for its Norman castle ruins and spectacular earthworks and for the high proportion of character homes. It is a small community adjoining the South Downs National Park, built upon a natural causeway, which runs from the castle to the river with local shops across the bridge in Upper Beeding. Steyning with good shops, health centre, leisure centre and schools is about a mile away.

Shoreham-by-Sea on the south coast is about five miles (with mainline railway station) and the larger coastal towns of Worthing and Brighton are eight and twelve miles respectively. Horsham, Crawley and Gatwick can normally be reached in about 40 minutes by car.

A substantial detached village house providing exceptionally well-appointed family space with a south facing terrace and large enclosed rear garden. Built in the Victorian era this handsome house has brick and flint elevations under a slate roof and the well-proportioned rooms enjoy generous ceiling heights. For many years the house was a popular small

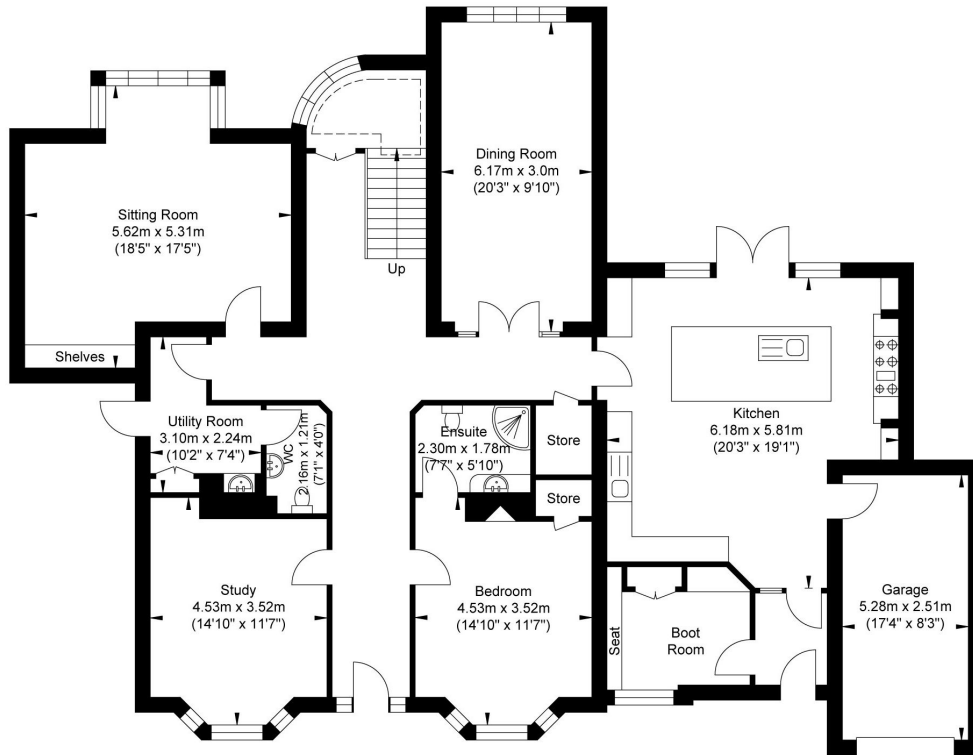
hotel in the village and in recent years the present owner has converted the building back to a private dwelling with all the comforts and specification of 21st Century living and with meticulous attention to detail and high-quality fittings throughout. The family accommodation extends to over 3000 sq/ft, the ground floor radiating from a wide hallway with oak flooring with an easy rising fine staircase opening to the spacious first floor landing. The sitting room, dining room and stunning kitchen with part vaulted ceiling overlook the gardens with a study to the front of the house and ground floor guest bedroom suite. For practical living there is a trades entrance and boot room, a separate utility room and easy access to the integral garage. On the first floor there are four double bedrooms with en-suite facilities to include a luxury bespoke bathroom to the principal suite. Stepping outside there is a block paver finish to the front and side of the house providing ample parking for several vehicles and the large enclosed rear garden enjoys a southerly aspect with a large paved terrace overlooking the lawn. The images provide an overview of this stunning home but viewing is essential to appreciate the quality of finish in this extensive family home.



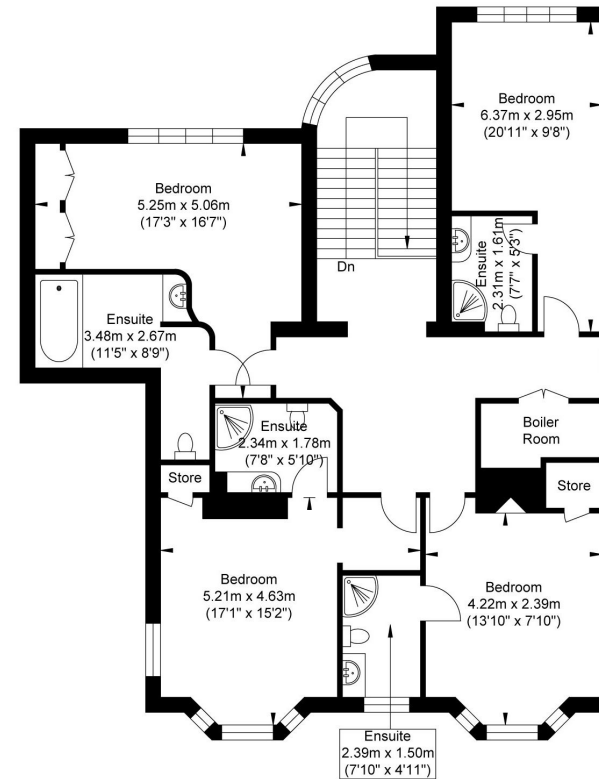


*Reception Hall | Utility Room |
Cloakroom | Sitting Room | Dining Room
| Kitchen | Rear Lobby | Boot Room |
Spacious Landing | Five Bedrooms with
En-Suite Facilities | Gardens to Front and
Rear | Single Garage*

Total Approximate Floor Area including Garage 3112 Sq FT (289.2 Sq M)



Ground Floor



First Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		52 E
21-38	F	37 F	
1-20	G		

Services: Gas-fired hot water heating and electric radiators. | 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.
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