

LITTLE DOWN

THE STREET | BURPHAM | BN18 9RJ

Sims Williams

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THE STREET, BURPHAM, BN18 9RJ

OFFERS IN EXCESS OF £800,000 FREEHOLD

- Substantial Detached Property
- Offering Refurbishment Opportunity
- Spacious kitchen/dining room
- Four Bedrooms
- Double-Aspect Sitting Room
- Attractive flint-walled gardens to the front & just over 1 acre of paddock
- Two Garages & Driveway Parking
- Large Vaulted Art Studio
- No Onward Chain







A detached four-bedroom home, thoughtfully extended by the current owners, who have enjoyed the property for the past five decades.

The accommodation is approached via an entrance hall, leading into a spacious kitchen/dining room and a door opening onto one of the two interconnecting flint walled gardens. The double-aspect sitting room is light and welcoming. From the opposite side of the kitchen, a door leads to a study, which in turn opens into a useful utility room with an additional external door. A ground floor cloakroom completes the accommodation on the ground floor.

Upstairs, the first floor offers a generous principal double bedroom, two further small double bedrooms, a single bedroom. There is a family bathroom comprising shower over bath, hand wash basin and WC.

Outside, the property is surrounded by attractive gardens. To the front are two charming flint-walled gardens, while to the rear there is a substantial vaulted art studio and two garages positioned against an old flint wall. Beyond the house lies a large paddock just over 1 acre, divided into three sections and including two small pony stables. A driveway runs along the right-hand side of the property, providing access to the rear gardens and paddock.

The property requires refurbishment and modernisation throughout.

AML & ID Compliance Checks
As part of our compliance requirements, all prospective purchasers are required to complete an electronic AML and identity check. A fee of £40 + VAT (£48 including VAT) per purchaser is payable for this service.

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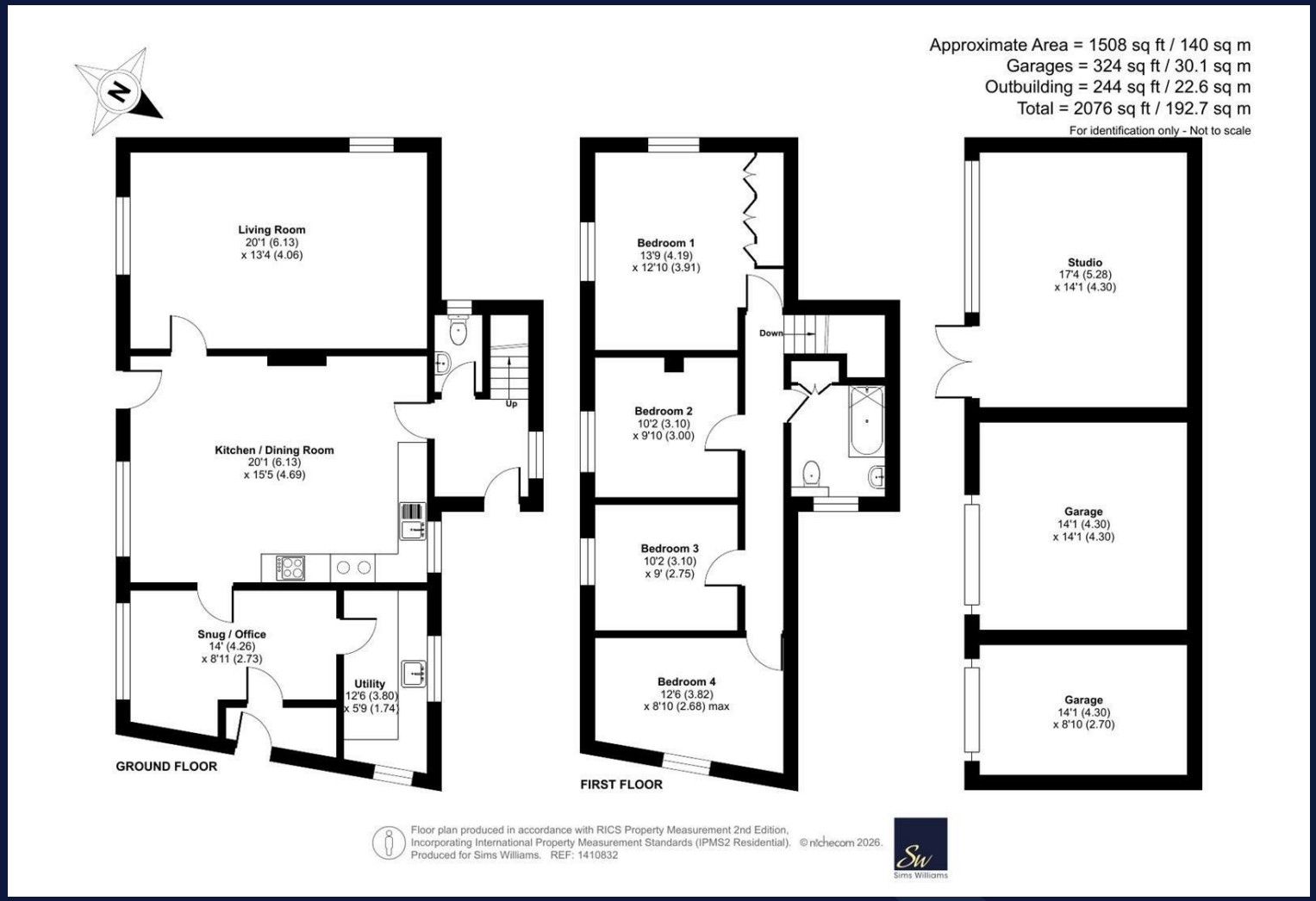
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EPC Band - Current - E Potential - C

Council Tax Band F

Upon leaving Arundel take the first exit at the roundabout and proceed along the A27 toward Worthing, take the first left signposted Burpham. Continue through Warningcamp and Wepham until you reach Burpham and the property can be found up a private track on the right hand side.



Viewing strictly by arrangement via the vendor's Sole Agent Sims Williams.
These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract.
As the seller's agent we are not surveyors or conveyancing experts and as such we cannot and do not comment on the condition of the property or issues that may affect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquiries before making any transactional decisions.

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