



Hampers Lane, Pulborough

Asking Price
£475,000
Freehold

- Detached Chalet
- Three Bedrooms
- Freehold
- Council Tax - Band E
- No Chain
- Two Reception Rooms
- EPC Rating - D
- Attractive Gardens

NOTICE OF OFFER

Robert Luff & co Estate Agents are now in receipt of an offer for the sum of £400,000 for Weaversden, Hampers Lane. Storrington, RH20 3JB.

Anyone wishing to place an offer on this property should contact Robert Luff & Co, Goring, The Strand, BN12 6BR - 01903 331567 before exchange of contracts.

T: 01903 331567 E: goring@robertluff.co.uk
www.robertluff.co.uk

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Accommodation

Front Door

Kitchen 12'8" x 11'5" (3.88 x 3.50)

Measurements to include staircase, sink, window.

Inner Hall

Radiator.

Living Room 14'11" x 11'4" (4.55 x 3.47)

Fireplace, windows, radiator, opening to;

Dining Room 12'3" x 9'10" (3.75 x 3.01)

Window, radiator.

Bedroom Two 9'1" x 8'5" (2.77 x 2.59)

Window, radiator.

Bedroom Three 9'1" x 8'9" (2.79 x 2.67)

Window, radiator.

Cloakroom / W/C

Low level flush w/c, obscured double glazed window.

Landing

Range of storage cupboards, one housing gas fired central heating boiler.

Bedroom One 14'9" > 9'10" x 11'5" (4.5 > 3.01 x 3.48)

Windows, eaves storage cupboards.

Bathroom / W/C

Bath wash hand basin, low level flush w/c, tiled walls, towel rail, shower above bath.

Detached Barn 17'9" x 18'6" (5.43 x 5.64)

Maximum Measurement and a door to the ground floor room. Door to entrance hall, L-shaped ground floor space, stairs leading to first floor.

Open Plan Area 22'11" x 8'4" (height restrictions) (6.99m x 2.54m (height restrictions))

Door on the ground floor leading to entrance hall, further L-shaped ground floor space, stairs leading to first floor where there is an open plan area with window

Parking

Space for vehicles off Hampers Lane to the front of the plot

Gardens

a variety of trees and shrubs



2 Boxgrove Parade Goring, Worthing, West Sussex, BN12 6BR

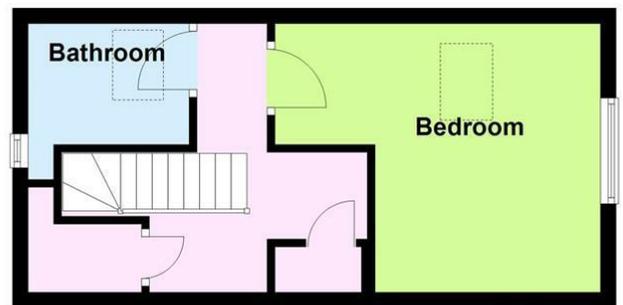
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Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			<div style="text-align: center;"> 83 </div>
(81-91) B			
(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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.