



THE ROBINS

10 STAMMERS HILL, FULKING, WEST SUSSEX, BN5 9NA

Hamilton Graham

ESTATE AGENTS

An individual detached bungalow built some 30 years ago with attractive brick and part-flint elevations under a pitched and slate roof and occupying a generous plot with fine open views to the ridge of the South Downs. The property has been well maintained and improved with a high-quality fitted kitchen and an exceptional conservatory addition taking full advantage of the views of the surrounding countryside. The majority of windows are double glazed and there is oil-fired central heating to radiators.

The property is situated in a quiet lane in this tranquil village at the foot of the South Downs. Fulking village centre is a Conservation Area within the South Downs National Park and is highly picturesque, containing a variety of closely knit domestic dwellings, both large and small, constructed over the last 400 years or so. There is a village hall and the well-known Shepherd and Dog public house. Nearby (within 2.5 miles) is David Lloyd Wickwoods health club, the popular Rushfields garden centre and farm shop and several churches. The city of Brighton is about seven miles distant and the A23/M23 London road is less than three miles, giving speedy access to the motorway system, Gatwick Airport, Crawley, etc. The main railway line is at Hassocks (six miles) with trains to London/Victoria (one hour).

Covered Porch: Timber and glazed door with glazed side panel to:

Entrance Hall: Pair of glazed panelled doors to living room.

Cloakroom: Walls tiled to half-height. Suite of WC and washbasin. Fitted cupboard.

Living Room: 17'0" x 12'3" (5.19m x 3.74m) Feature fireplace with timber surround and tiled mantel. Double doors to conservatory and double return doors to dining room.

Study: 8'0" x 6'6" (2.46m x 1.99m)

Dining Room: 11'2" x 9'8" (3.41m x 2.96m)

Kitchen: 15'8" x 8'1" (4.80m x 2.47m) Double aspect. Fitted to a high specification with polished granite surfaces. Inset one and a half bowl sink unit with swing mixer tap. Integrated appliances including dishwasher, washing machine, wine cooler, AEG hob with filter hood over, and AEG double oven with microwave facility. Double waste bin. Integrated refrigerator and freezer. Pull-out larder unit. Cutlery and deep pan drawers. Door to front driveway.

Conservatory: 23'3" x 15'1" (7.09m x 4.61m) of PVCu construction on low brick walls. French doors to the garden. Air conditioning units.

Inner Hall to bedroom wing: Loft access. Linen cupboard housing factory-lagged hot tank with fitted immersion heater and slatted shelving.

Bedroom 1: 16'4" x 11'1" (4.98m x 3.39m) Overlooking the garden with Downland views beyond. Pair of wardrobe cupboards with hanging rail and shelving.

En-Suite Bathroom: Walls tiled to half-height. Corner bath. Pedestal basin with mixer tap. Low-level WC. Glazed shower corner. Fitted cabinet.

Bedroom 2: 11'10" x 10'2" (3.63m x 3.12m) Overlooking the garden. Recessed double wardrobe cupboard.

Bedroom 3: 11'6" x 10'2" (3.52m x 3.12m) Overlooking the garden. Recessed double wardrobe cupboard.

Bedroom 4: 9'0" x 8'2" (2.76m x 2.50m) Range of fitted wardrobe cupboards.

Family Bathroom: Suite of panelled bath with mixer taps and hand shower attachment. Walls tiled to wet areas. Pedestal basin and low-level WC. Fitted cabinet.

OUTSIDE

The property occupies a generous plot with the majority of the secluded lawned garden area lying to the south and west of the property and contained by fencing. There is a paved terrace adjoining the conservatory and from this vantage point there are open views to the ridge of the South Downs. A gravelled driveway provides parking and turning space and access to the detached double garage. Gated access to either side of the property. Outside water tap.

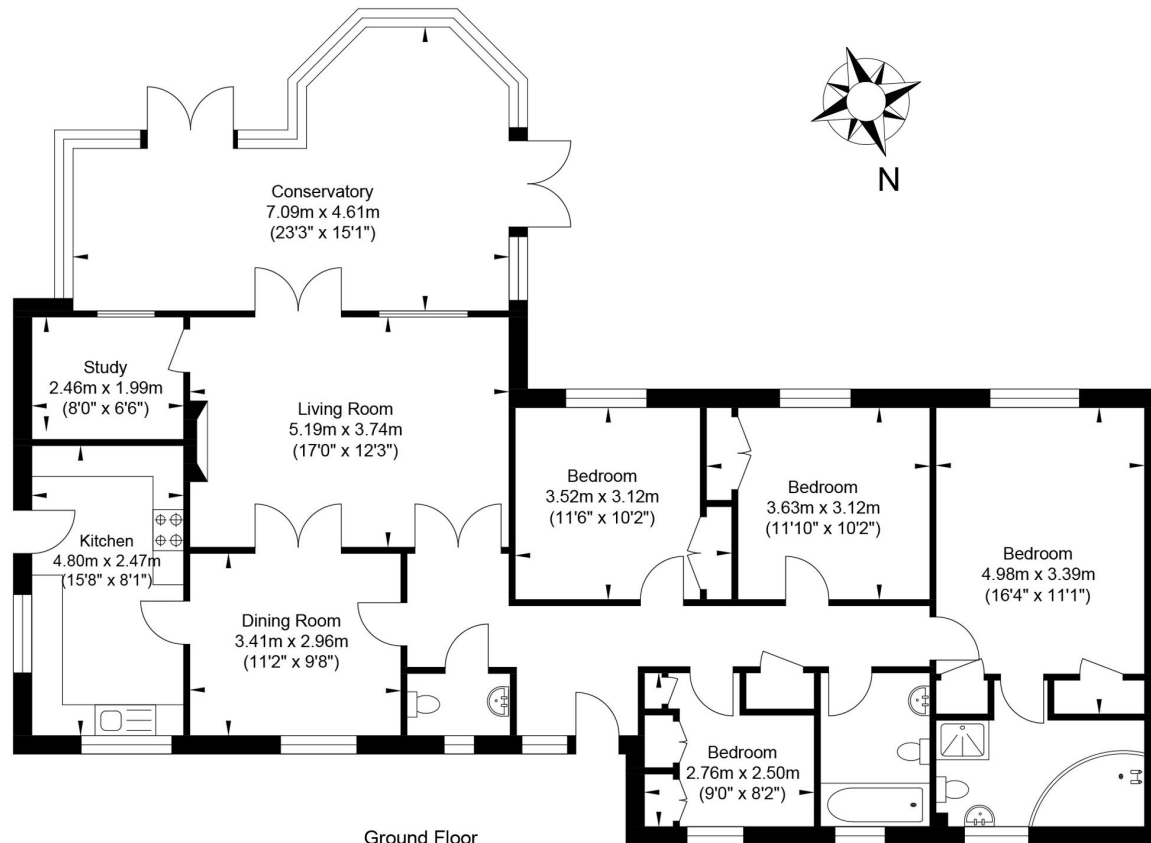
Detached Double Garage: 18'2" x 17'2" (5.56m x 5.24m) under a pitched and slate roof. Power and light connected. Mezzanine storage shelf. Electrically operated roller doors and side door.

Boiler House: Housing oil-fired boiler providing hot water and central heating. Oil storage tank (2500 litre capacity).

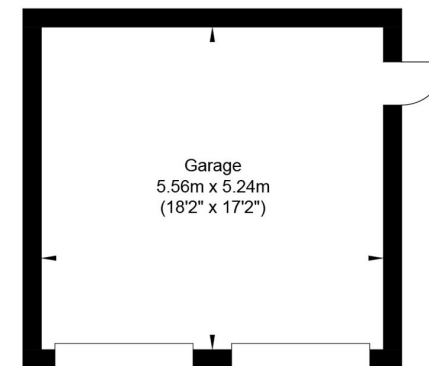




Total Approximate Floor Area 1559 Sq FT (144.8 Sq M)



Ground Floor
Approximate Floor Area
1559.04 sq ft
(144.84 sq m)



Garage
Approximate Floor Area
313.55 sq ft
(29.13 sq m)

Energy Efficiency Rating		
	Current	Potential
A (92-100) Very energy efficient - lower running costs		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)	61	73
F (21-38)		
G (1-20) Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC
www.epecau.com

Services: Mains electricity and water. Oil-fired central heating. Water softener. | Council Tax: Valuation Band: 'F'

Viewing strictly by appointment with the Agent.

Hamilton Graham
ESTATE AGENTS

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IMPORTANT NOTE

1. 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.
2. Measurements, distances and aspects where quoted are approximate.
3. 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.
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