



Warren House, Truleigh Hill, BN43 5FB
£850,000

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The Property & Area

Set on Truleigh Hill within the South Downs National Park, this remarkable detached home occupies a superb position surrounded by open countryside, with far-reaching southerly and easterly views towards Brighton and Devil's Dyke.

The property offers a rare combination of a substantial family home, approximately 4.5 acres of land and a large barn, all within easy reach of Shoreham-by-Sea and the surrounding Sussex villages.

The house itself provides flexible accommodation with four/five bedrooms and plenty of space for family life. The kitchen overlooks the garden and enjoys far-reaching views towards the sea and along the South Downs, while a separate reception room with a log burner provides a cosy space for the winter months. There is also a further reception room, currently used as a games room, along with a separate home office and an additional ground floor room which could be used as a fifth bedroom if required.

Outside, the grounds include two separately located paddocks nearby extending to approximately four acres in total, offering scope for grazing, or simply enjoying the additional space.

A large barn including equestrian facilities provides further flexibility and previously had planning permission for replacement garage, workshop with studio above. While buyers would need to make their own enquiries regarding any future planning requirements, it presents an interesting opportunity for anyone looking to run a business from home, create a substantial workspace or make use of the building for storage.

Despite the countryside setting, the house remains well placed for access to Shoreham-by-Sea, Steyning, Henfield and other villages, providing a good choice of shops, schools, restaurants and everyday amenities. The South Downs Way, with miles of walking, cycling and riding routes directly accessible from the house.

Material Information:

Tenure: Freehold

Council Tax: F

A Klargest Biotec 2300 litre treatment plant was installed in 2015.

There are no facilities on the paddocks.

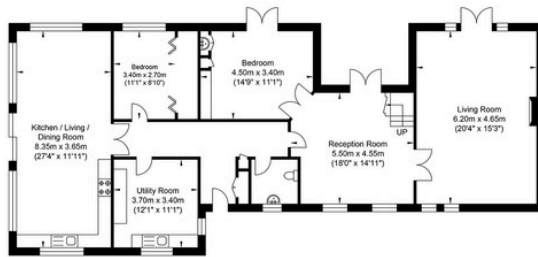
Shared borehole

Planning permission for an improvement to the barn was granted by SDNPA in 2017, but this permission was archived on the SNDPA system in 2021 as the work had not commenced. The previous plans are available and other options could be considered.



Floorplan

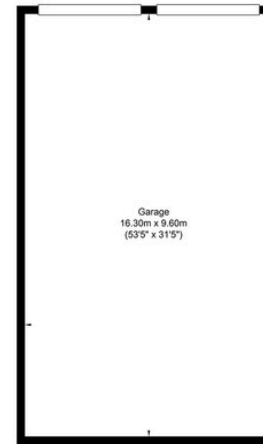
South Downs Way, Shoreham-by-Sea



Ground Floor
Approximate Floor Area
1467.12 sq ft
(136.30 sq m)



First Floor
Approximate Floor Area
823.43 sq ft
(76.50 sq m)



Garage
Approximate Floor Area
1684.33 sq ft
(156.48 sq m)

Approximate Gross Internal Area (Excluding Garage) = 212.80 sq m / 2290.56 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.



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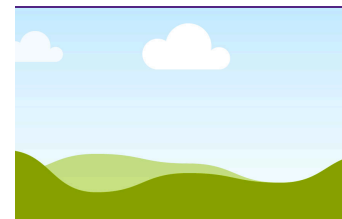
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