



CHESTNUT HOUSE

THE STREET, BRAMBER, WEST SUSSEX BN44 3WE

Hamilton Graham

ESTATE AGENTS

Approached by a private drive shared with just one other similar home and set back from the picturesque village street, enjoying an open outlook to the rear. 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.

Chestnut House is one of a pair of attractive, individual, detached houses built in a Sussex style with brick and tile-hung elevations under a pitched and tiled roof, with modern double-glazed windows and gas-fired central heating to radiators. The principal rooms enjoy a southerly aspect with a lightly-wooded and semi-rural outlook with the Downland skyline beyond. A large covered porch and front door open to the impressive reception hall with cloakroom off, storage cupboards and double-height ceiling with galleried landing over. The reception rooms are open-plan with oak flooring, and the sitting room has a country fireplace with efficient wood-burning stove and French doors opening to the rear garden. There is a study alcove overlooking the driveway and dining room with bay window and return door to the hall. The spacious kitchen/breakfast room has bi-fold doors to the garden and is fitted to a high specification with polished stone work surfaces, central island and integrated appliances. On the first floor the light and spacious galleried landing overlooks the hall and has twin linen cupboards. There are four bedrooms; the principal bedroom has an en-suite bath and shower, there is an en-suite shower to the guest suite and a family shower room. There is ample parking, and the detached double garage has been divided to create an insulated home office/games room. The rear garden enjoys a southerly aspect with a paved area adjoining the house and a well-tended lawn bordering a narrow watercourse with a small bridge to a natural wooded area beyond.

Porch.

Cloakroom

Reception Hall

Sitting Room: 16'10" x 13'5" (5.14m x 4.10m)

Dining Room: 13'8" x 11'2" (4.19m x 3.42m)

Study: 9'2" x 6'11" (2.81m x 2.11m)

Kitchen/Breakfast Room: 24'3" x 11'9" (7.4m x 3.6m)

Bedroom 1: 17'7" x 10'2" (5.37m x 3.1m)

En-suite Bathroom and Shower

Guest Bedroom 2: 15'5" x 12'9" (4.72m x 3.89m)

En-suite Shower Room

Bedroom 3: 11'6" x 10'1" (3.53m x 3.08m)

Bedroom 4: 11'4" x 6'9" (3.47m x 2.08m)

Family Shower Room

Garage: 18'9" x 8'7" (5.72m x 2.62m)

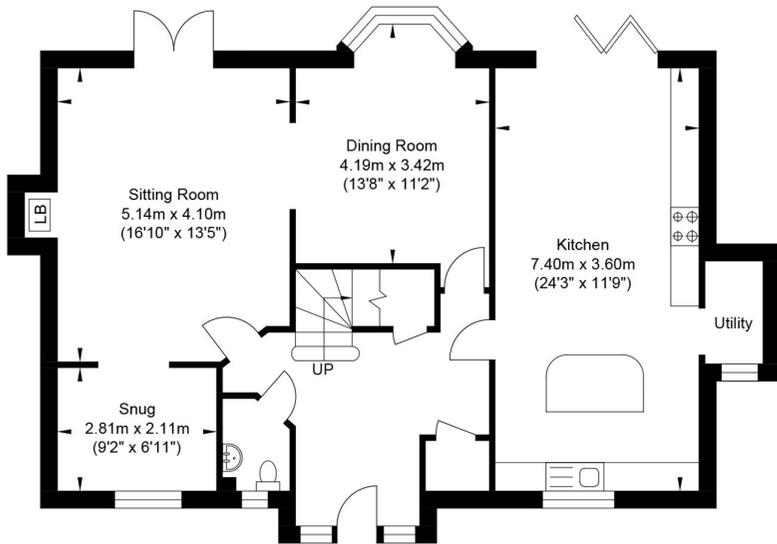
Home Office: 18' x 8'4" (5.5m x 2.54m)

Ample Parking

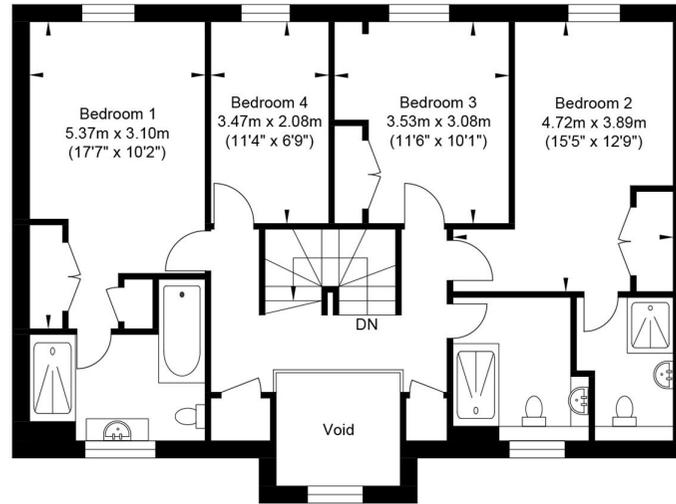




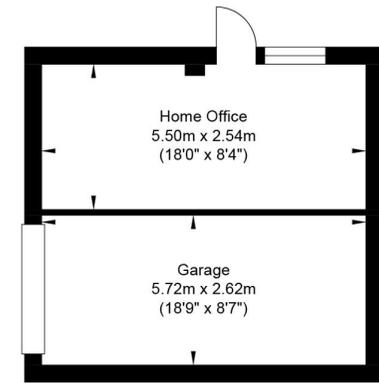
Total Approximate Floor Area: 1870 Sq FT (173 Sq M)



Ground Floor
Approximate Floor Area
955.40 sq ft
(88.76 sq m)



First Floor
Approximate Floor Area
914.93 sq ft
(85.0 sq m)



Outbuilding
Approximate Floor Area
322.91 sq ft
(30.09 sq m)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs:		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	69
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
www.epc4u.com		

Services: All main services are connected | Council Tax: Valuation Band: 'G'

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.
4. 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.
5. All statements contained in these particulars as to this property are made without responsibility on the part of Hamilton Graham. Intending purchasers must satisfy themselves on these matters.