

FOSSE COTTAGE

BURPHAM | BN18 9RR

Sw
Sims Williams

FOSSE COTTAGE, THE STREET, BURPHAM, BN18 9RR

OFFERS IN EXCESS OF £700,000 FREEHOLD

- Detached Character Cottage
- Highly Sought After Location
- Raised Sitting Room with Log Burner
- Bespoke Fitted Kitchen/Dining/Family Room
- Located Within the South Downs National Park
- Principal Bedroom with Ensuite & Fitted Wardrobe
- Two Further Bedrooms
- South Facing Mature Garden
- Tandem Driveway Parking & Car Port







Nestled within the picturesque and highly sought-after National Park hamlet of Burpham, is an opportunity to purchase this beautifully presented three-bedroom detached character cottage. The property has been extended and extensively modernised, retaining its character and charm, while offering thoughtfully designed living spaces ideal for contemporary lifestyles.

The accommodation is arranged over two floors and on arrival you are welcomed into the entrance hall incorporating a practical utility area. The raised sitting room, with exposed beams and a working log burner, adds warmth and character, and provides access to the first floor.

The heart of the home is the spacious open-plan kitchen/family room, designed for modern living and entertaining and has been fitted with a range of base and eye level units with integrated appliances including fridge/freezer, dishwasher, ovens and hob. There are bi-fold doors, which opens directly onto the private, south-facing rear garden, perfect for seamless indoor-outdoor living.

There is a ground floor cloakroom and shower room providing everyday convenience, and a versatile third bedroom.

Upstairs, the principal bedroom can be found and benefits from fitted wardrobes and a generously proportioned en-suite shower room. There is a further double bedroom, modern fitted family bathroom and a large landing area with space for study or reading nook.

Externally, the property boasts a south facing garden, with mature planting and trees, tandem driveway parking and a carport.

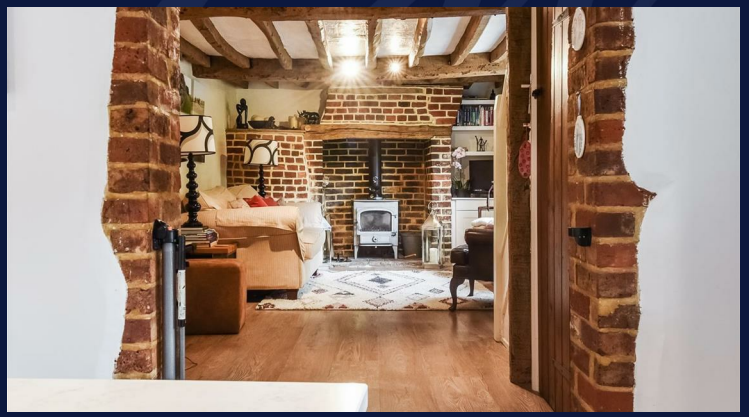
AML & ID Compliance Checks
As part of our compliance requirements, all prospective purchasers are required to complete an electronic AML and identity check. A fee of £40 + VAT (£48 including VAT) per purchaser is payable for this service.



















EPC Band - Current - E Potential - C

Council Tax Band F

Leave Arundel on the A27 and proceed over the railway bridge. Take the left hand turning at the bottom of the bridge and follow the signs to Burpham. Fosse Cottage can be found before the George and Dragon pub on the left hand side.



APPROXIMATE GROSS INTERNAL AREA = 1492 SQ FT / 138.6 SQ M

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2025 © Produced for Sims Williams

Viewing strictly by arrangement via the vendor's Sole Agent Sims Williams.
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