

PERLIS

THE STREET | BURPHAM | ARUNDEL | BN18 9RJ

Sims Williams

PERLIS, THE STREET, BURPHAM, ARUNDEL, BN18 9RJ

GUIDE PRICE £1,150,000 FREEHOLD

- Substantial Detached House
- Set within the South Downs National Park
- Scope for Refurbishment & Extension STPP
- Fitted Kitchen with AGA
- Three Reception Rooms
- Three Double Bedrooms
- 1 Acre of Mature Private Gardens
- Garage, Driveway Parking & Air Source Heat Pump
- No Forward Chain







Occupying a generous plot in a superb position within the South Downs National Park, this detached residence enjoys far-reaching countryside views and offers a rare opportunity to create a truly outstanding country home. With excellent scope for extension and refurbishment, subject to planning permission, the property provides an ideal foundation for a comprehensive enhancement.

The accommodation extends to over 2,000 sq ft and is arranged around a central entrance hall. The principal reception space is an impressive drawing room, complemented by a separate sitting room and a dining room adjoining the kitchen. The kitchen has been fitted with a range of base and eye level units with an electric cooker and hob as well as an AGA and further space for appliances. To the rear, a south facing conservatory overlooking the gardens and a ground floor cloakroom/utility room.

On the first floor are three generously proportioned double bedrooms all benefitting from wardrobe space, together with a separate shower room and a family bathroom.

Outside, mature gardens surround the property, providing privacy and a delightful setting from which to enjoy the outstanding views. A detached double garage and charming summer house further enhance the appeal.

Offering an exceptional combination of setting, privacy and potential, this is a rare opportunity to create a bespoke family home in one of the South East's most sought-after rural locations.

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.



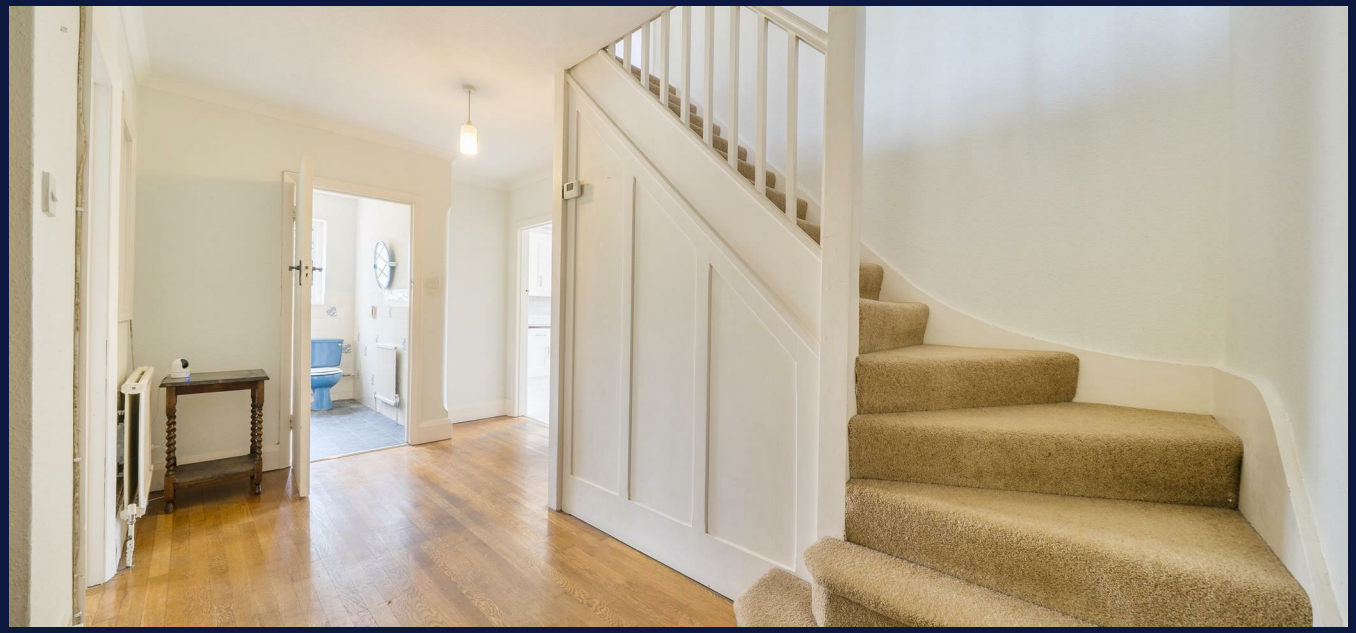












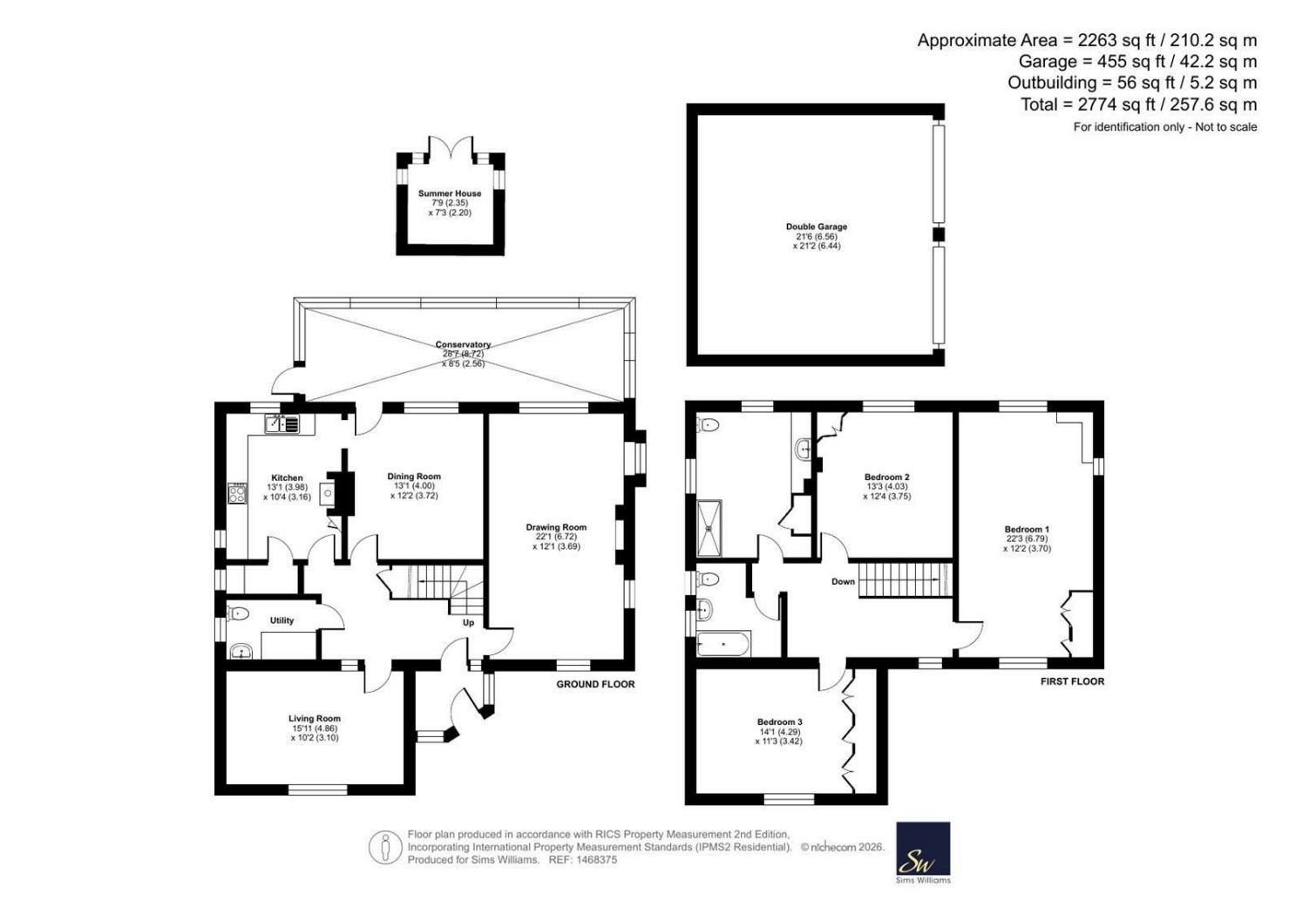




EPC Band - Current - E Potential - C

Council Tax Band G

Upon leaving Arundel take the first exit at the roundabout and proceed along the A27 toward Worthing, take the first left signposted Burpham. Continue through Warningcamp and Wepham until you reach Burpham and the property can be found on the left hand side.



Viewing strictly by arrangement via the vendor's Sole Agent Sims Williams.
These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract.
As the seller's agent we are not surveyors or conveyancing experts and as such we cannot and do not comment on the condition of the property or issues that may affect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquiries before making any transactional decisions.

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