



# SEFTON COTTAGE & COACH HOUSE

2 SEFTON PLACE COTTAGES | ARUNDEL | BN18 9QY





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OFFERS IN EXCESS OF £1,000,000 FREEHOLD

- Beautifully Presented Semi Detached 4 Bedroom Property
- Detached Coach House over 2 floors
- Situated in The South Downs National Park
- Stylish Kitchen/Dining/living Room
- 29' Drawing Room with Fireplace
- 4 Double Bedrooms
- Attractive South Facing Gardens of Approximately One Third of an Acre
- Garage, Workshop & Double Car Port
- Gated Driveway & Parking For Several Vehicles

A beautifully presented and recently renovated 4 Bedroom, Family Home with a detached Coach House located in the hamlet of Warmingcamp, within the South Downs National Park. The accommodation offers bright and spacious living with landscaped gardens.

The cottage ground floor accommodation features wooden flooring throughout and comprises a spacious entrance hall which leads into a snug and the dual aspect dining/sitting room with open fire place.

The impressive modern open plan kitchen/breakfast is a fabulous feature of this property, with a vaulted skylight, French doors and log burner. The kitchen is fitted with contemporary white matt cabinetry with Ceramica worktop and integrated dishwasher, two ovens one of which is a combo microwave oven, induction hob and full height fridge freezer. The kitchen leads onto a separate utility and cloakroom with side access to the garden.

On the first floor, is a large dual-aspect bedroom benefitting from a range of fitted wardrobes. There are a further 3 double bedrooms, two contemporary bathrooms with bath, shower, hand wash basin, WC and access to two insulated lofts.

The Coach House currently features a large garage/workshop on the ground floor. The first floor with separate entrance, comprises of 3 spacious rooms with plumbing and loo and storage. Perfect for home business or for annexe potential if desired.

The attractive gardens are mainly laid to lawn with mature shrubbery and trees providing generous amounts of privacy. There is a outside car barn with parking for two cars.





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EPC Band - Current - E Potential - C

Council Tax Band F

Upon leaving Arundel, head south on the A27 and take the first left opposite Arundel station towards Warningcamp. Once you reach the staggered crossroads take a left. Follow the road along and take the right turning down the private road. Sefton Cottage will be found on the right-hand side.



APPROXIMATE GROSS INTERNAL AREA = 2197 SQ FT / 204.1 SQ M  
COACH HOUSE = 1556 SQ FT / 144.6 SQ M  
TOTAL = 3753 SQ FT / 348.7 SQ M  
(EXCLUDING CAR BARN)

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2024 ©  
Produced for Sims Williams

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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