

£650,000 Guide Price.





The Old Hen House, South House Farm Marringdean Road I Billingshurst I RH14 9HH I

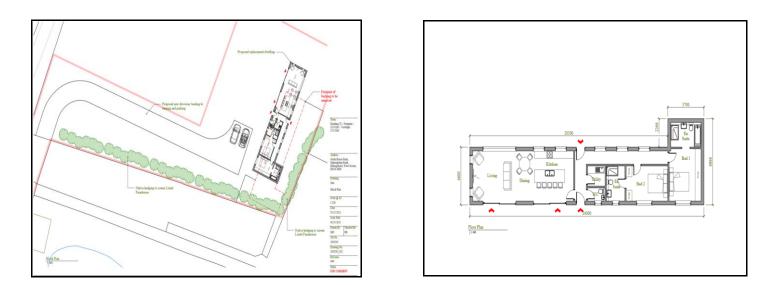
Set in grounds of 2.35 acres is The Old Hen House. This substantial outbuilding is of timber construction and forms the footprint for a pending planning application (DC/24/0862). A rare chance to purchase a wonderful plot set in this fine location with pending application to replace with a sympathetic new build home.

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EXISTING FLOOR PLAN



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SITE PLAN AND FLOOR PLAN OF PROPOSED DWELLING. For guidance only and subject to change.

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- Fowlers wish to inform all prospective purchasers that these sales particulars do not form part of any contract and have been prepared in good faith to give a fair overall viewing of the property.
- consents have been obtained and if such details are fundamental purchase, then prospective buyers should contact this office for fur information or make further enquiries on their own behalf.
 Any area, boundary, distances or measurements referred to are g
 - as a guide only and should not be relied upon. If such details are fundamental to a purchase, please contact this office for further information.
- the prototyraphs shown in these details show only certain aspects on the property at the time they were taken. Certain aspects therefore ma have changed and it should not be assumed that the property remains precisely as displayed in the photographs.
- 5. Fowlers cannot verify whether the property and its grounds are subjec to any restrictive covenants, rights of way, easements etc, and purchasers are advised to make further enquiries to satisfy themselves