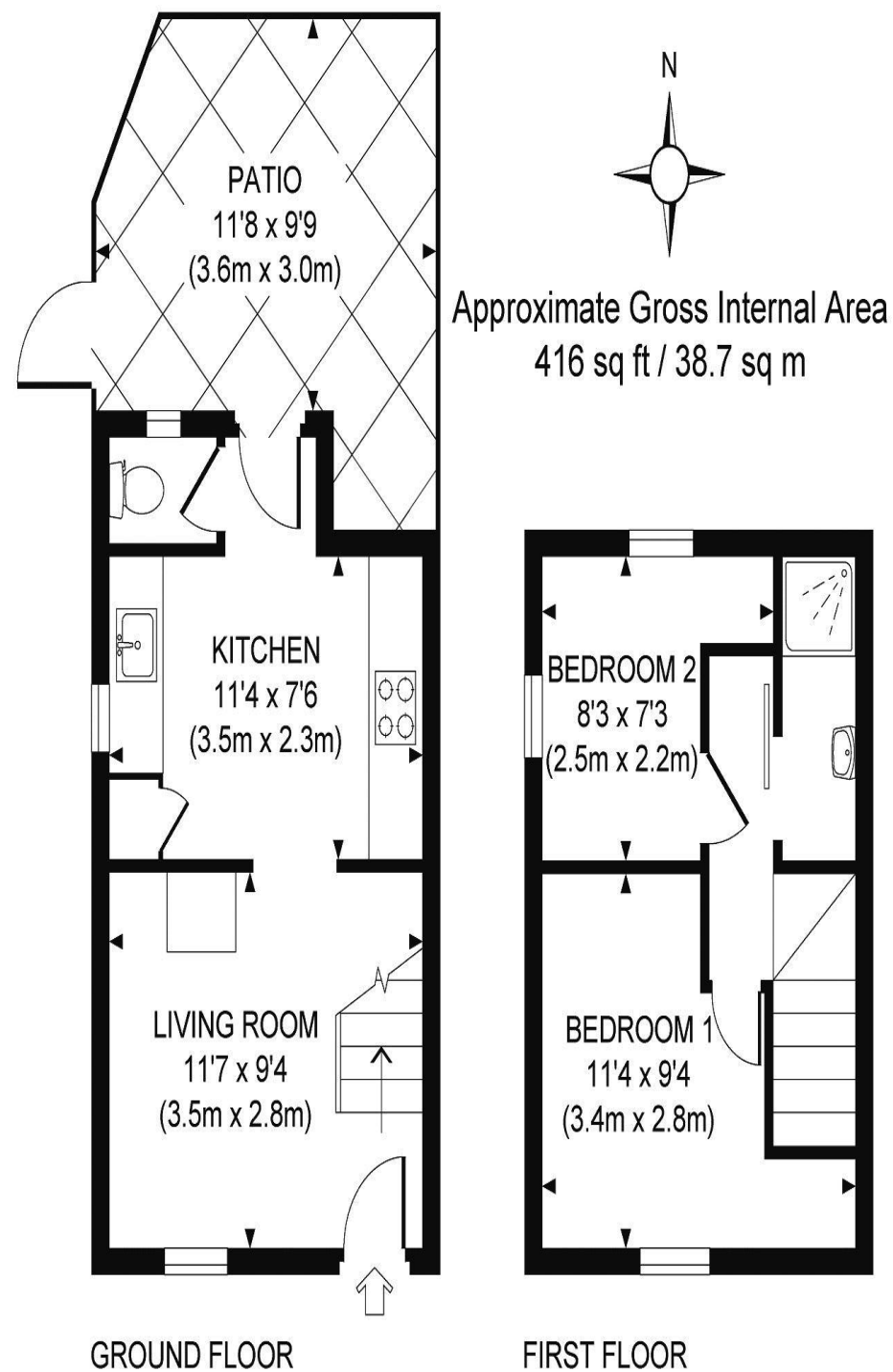


the floorplan...



A really charming modernised two bedroom cottage in an exciting location nestling in the South Downs National Park.

£350,000
Freehold

2 Southview Cottages, The Street,
Fulking, West Sussex, BN5 9LT



more details from...

call: Patcham: 01273 508955
email: patcham@mansellmctaggart.co.uk
web: www.mansellmctaggart.co.uk

**MANSELL
McTAGGART**
ESTATE AGENTS SINCE 1947

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation. We advise you to book an appointment to view before embarking on any journey to see a property, and check its availability.

**MANSELL
McTAGGART**
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in brief...

- Tucked away location with superb rural views from the front
- Two bedroom cottage tastefully modernised and presented
- Sitting room with wood burner
- Refitted kitchen/breakfast room
- Ground floor WC. First floor shower room
- Downstairs underfloor heating
- Part double glazing
- Parking at front. Covered courtyard
- Rear garden 38' long with timber chalet and shed/workshop
- Council Tax Band: B / EPC Rating: F



in more detail...

An exciting opportunity to purchase a really charming two bedroom semi-detached cottage tucked away in an enviable rural location and enjoying outstanding views over fields to downland and the Devils Dyke in the distance.

This delightful house, which is ready to move into, is arranged over two floors and has been tastefully modernised and presented to make a lovely little character house which would also be suitable as a weekend retreat or holiday letting. The front door opens into a lovely sitting room with rural views, there is a wood burner and attractive mellow coloured floor tiling which extends into the kitchen and has underfloor heating.

The kitchen has been nicely refitted, benefits from built in fridge, freezer and integrated washing machine and has room for a small table and chairs. There is also a downstairs WC and a back door which opens to a covered courtyard.

Upstairs sees two bedrooms, the front master enjoying the rural views and there is a modern shower room.

Outside has the advantage of a small parking space at the front. There is a side path which leads to a 'secret' rear garden which enjoys views to downland and has a shed/workshop 15'8 x 7'10, a timber chalet attached shed



the location...

LOCATION

Situated in the pretty village of Fulking, the cottage is to be found away from the road and is approached from a little lane lying to the side of the Shepherd & Dog pub. The larger villages of Henfield and Hurstpierpoint offer a good range of shops and amenities whilst Hassocks has a mainline station for services to London and Gatwick Airport. There is good road access to the A23 for links to the motorway network and the surrounding area offers an excellent opportunity for walking and horse riding.

DIRECTIONS

From our office head north on the A23 and exit left signposted A281 Henfield. At the roundabout carry straight on, signposted Poynings & Fulking, and at the Shepherd & Dog pub go up the lane on the left of the pub.

worth bearing in mind...

A picturesque rural location yet with convenient road access to Brighton & Hove.

Tucked away with outstanding rural views and making a lovely home or weekend retreat.

