



Furzefield Clappers Lane
Fulking, West Sussex BN5 9NJ
Guide Price £865,000 Freehold

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ESTATE AGENTS

A Beautifully Presented Detached Bungalow Situated in a Rural Location Within The South Downs National Park having Three Acres of Garden, Grounds and Bluebell Woodland with Superb Views Over adjoining Sussex Countryside and Towards The South Downs.



Situation

The property is uniquely situated in a beautiful rural setting close to the downland hamlet of Fulking with its renowned public house, The Shepherd & Dog. Henfield village which is about 3 miles drive has a vibrant community with a High Street of shops and inns together with churches, library, leisure centre, modern medical centre and primary school. Mainline stations are available at Hassocks, Burgess Hill, Haywards Heath and Brighton, whilst the A24 and A23 are easily accessible giving access to the M23 and Gatwick Airport. There are a number of popular private schools within easy reach such as Hurstpierpoint College, Burgess Hill School For Girls and Lancing College. Theatres are available at Brighton and Chichester whilst there are excellent sporting and recreational facilities in the area including golf at Singing Hills, the Dyke and Mannings Heath, show jumping at Hickstead, racing at Goodwood, Brighton, Plumpton and Fontwell, whilst the South Downs National Park provides many miles of beautiful walks and bridle paths. the coast is about 6 miles distant.

Description

The property is a well presented detached bungalow built of brick elevations under a pitched tiled roof complemented by cavity wall insulation, propane gas central heating, double-glazing and solar panels providing electricity and hot water plus an annual income. The accommodation is located over one floor comprising 'L' shaped entrance hall with doors to a double aspect sitting room with a Jetmaster open fire, large well fitted kitchen/dining room, conservatory with fine views over the garden and grounds, master bedroom with en-suite shower room, second bedroom and newly fitted luxury bathroom. Outside is a long private driveway leading to a turning area with an open fronted garage and carport. The gardens and grounds extend to approximately three acres with various outbuildings including an Office and Tree House.

VIEWING COMES HIGHLY RECOMMENDED TO FULLY APPRECIATE THIS INDIVIDUAL PROPERTY AND ITS MUCH SOUGHT AFTER LOCATION.

ENTRANCE

Outside light, upvc double-glazed front door leading to:

'L' SHAPED ENTRANCE HALL

Telephone and power points, radiator, airing cupboard housing pre-lagged cylinder, slatted shelving, timing controls for solar panels and power shower pump. Coved and textured ceiling with access to insulated roof space via a pull down ladder housing propane gas boiler supplying domestic hot water and central heating.

SITTING ROOM

Double aspect with upvc double-glazed windows, feature brick fireplace with wooden mantle over, brick hearth and Jetmaster fitted open fire, radiator, t.v and power points, coved and textured ceiling.

KITCHEN/DINING ROOM

Kitchen Area:

Double aspect with two upvc double-glazed windows overlooking the garden, part ceramic tiled and part panelled with range of painted wood

base-level units with worksurfaces over incorporating 'Butler' sink with granite surround and drainer. Fitted 'Rangmaster' cooker with five gas ring hob and one gas and one electric oven under, tiled splashback with canopy incorporating three speed extractor fan with light, tea towel rails, space and plumbing for washing machine and recess suitable for American style fridge freezer. Matching range of eye-level units with concealed lighting under, shelving and plate rack. Coved and textured ceiling with strip light.

Dining Area:

Space for large table and chairs and additional furniture, coved and textured ceiling, dimmer switch, upvc double-glazed window overlooking garden and glazed door to entrance hall.

SOUTH & WEST FACING CONSERVATORY

Brick and upvc double-glazed construction under a pitched polycarbonate roof with two opening roof windows and French doors leading to the garden. Two double radiators, power points, tiled floor and quarry tiled window sills, windows with 14 fanlights.

MASTER BEDROOM

Upvc double-glazed window overlooking gardens, range of fitted bedroom furniture incorporating three double wardrobes providing storage and hanging space - two being mirror fronted, chest of drawers and corner cupboard. Radiator, coved and textured ceiling, power points, t.v. point.

EN-SUITE SHOWER ROOM

Part ceramic tiled with white suite comprising close coupled low-level dual flush w.c , fully tiled shower cubicle with sliding doors and Aqualisa thermostatic power shower, ladder style radiator/towel rail, vanity unit with inset wash hand basin with drawers and cupboards below, medicine cabinet with fitted mirror and spotlights, ceramic tiled floor.

BEDROOM 2

Radiator, power points, upvc double-glazed window, double fitted wardrobe cupboard, further cupboard and matching bedside cabinets, coved and textured ceiling.

NEWLY FITTED BATHROOM

Part ceramic tiled with white suite comprising panelled bath with mixer tap, twin hand grips and fitted Aqualisa shower, ladder style radiator/towel rail, vanity unit with inset wash hand basin with monochrome tap, drawers and cupboards, close coupled low-level dual flush w.c, opaque upvc double-glazed window, coved and textured ceiling.

OUTSIDE

Approached via a five bar gate onto a long gravel driveway which leads to:

OPEN FRONTED TIMBER GARAGE WITH ADJOINING CAR PORT

providing parking for several vehicles.

GARDEN AND GROUNDS

Formal Gardens extending to approx 3 acres surround the property with breathtaking views over the adjoining Sussex countryside towards the South Downs.

Steps lead to the front door with brick and paved paths, water tap, paved

patio, cupboard housing electric meters, fuse box and electric box for the solar panels. Large decked area suitable for table and chairs, good size kitchen produce area with picket and wire mesh fencing. Lawn area, ornamental pond. There are a number of outbuildings including a timber and glazed Greenhouse with compost area, Timber Shed with glazed windows and power supply, timber and glazed Workshop with power and light suitable for additional kitchen appliances, workbench, shelving and outside power point, open fronted Garden Shed and Log Store, Timber and glazed Office with power, light and telephone point.

There is a large area of bluebell woodland of over two acres which has its own access via a five bar gate with a frontage onto Clappers Lane. Timber and glazed Tree Cabin approached via a wooden staircase leading to the cabin with a large decking area providing superb views over the adjoining countryside.

Agents Note

Solar Panels: The contract is with EDF to sell power back to the grid which produces approx. £1,000 per annum together with the feed in tariff. There are also solar panels for the hot water.

Cavity wall and loft insulation. The propane gas tank is close to the entrance. and the property has a private drainage system.

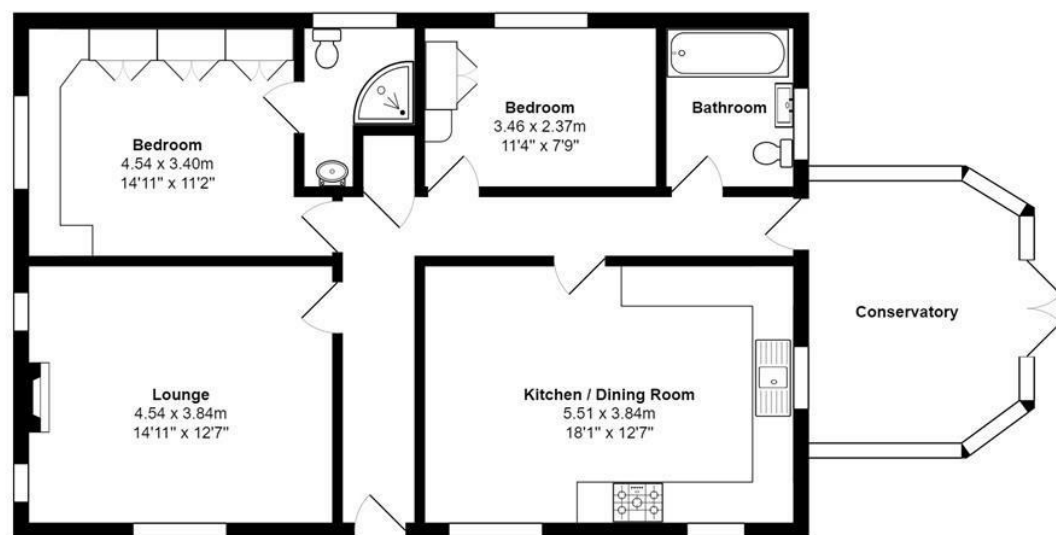
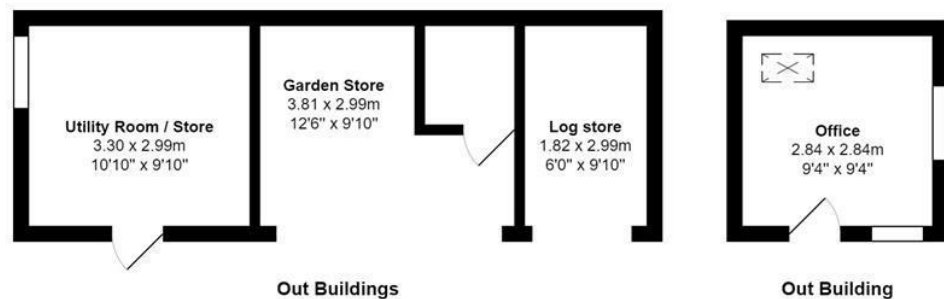
Historically planning permission had been passed to build two bedrooms and a bathroom in the roof, this has now lapsed but should be able to be re-instated.

Property Misdescription Act 1991

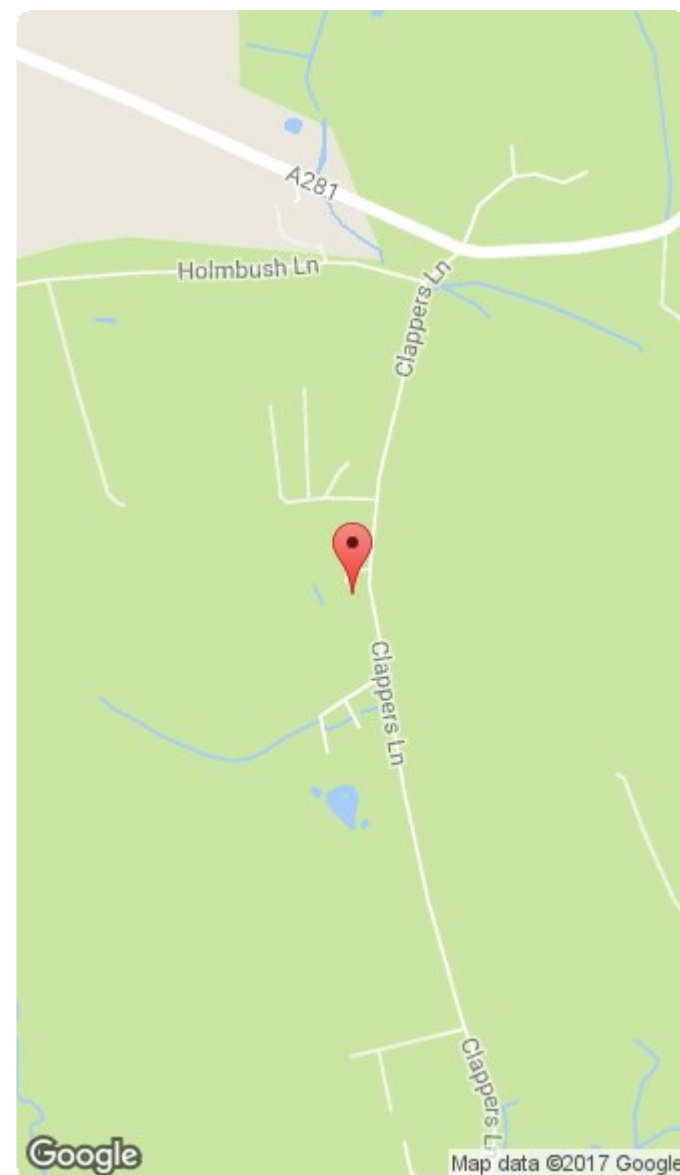
Although every effort has been taken in the production of these particulars, prospective purchasers should note: 1. All measurements are approximate. 2. Services to the property, appliances and fittings included in the sale are believed to be in working order (although they may have not been checked). 3. Prospective purchasers are advised to arrange their own tests and/or survey before proceeding with the purchase. 4. The agent has not checked the deeds to verify the boundaries. Intending purchasers should satisfy themselves via their solicitor as to the actual boundaries of the property.







Total Area: 133.2 m² ... 1434 ft²
 All measurements are approximate and for display purposes only



Viewings by appointment only

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		100
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	