



# THE BOATHOUSE

HOUGHTON BRIDGE | AMBERLEY | WEST SUSSEX | BN18 9LR



# THE BOATHOUSE

HOUGHTON BRIDGE, AMBERLEY, WEST SUSSEX, BN18 9LR

Price On Application

- Riverside Property
- Situated in South Downs National Park
- Far-Reaching Views
- Versatile Accommodation
- Large Studio
- Attached Annexe
- South-West Facing Gardens
- Direct River Access

A unique and rare opportunity to purchase a refurbished riverside property situated in the heart of the South Downs National Park. The Boathouse offers spacious and versatile accommodation with approximately 3519 sq ft benefiting from an annexe, studio, ample parking, direct access to the River Arun and superb views.

The main house provides an entrance porch opening into open plan kitchen featuring a range of units and space for range cooker, together with a separate pantry. The bright dual-aspect living room features wooden flooring, a wood burner, and double doors out to the delightful raised decking.

Leading through, the bedroom is of generous size and benefits from bi-fold doors out to the side terrace, together with a large ensuite bathroom with panelled bath, hand wash basin & WC, which in turn opens into a superb dressing room. There is also an additional stylish shower room and separate WC.

The ground floor also features an impressive 38ft long studio which is currently set up as a dance studio, benefiting from its own entrance, as well as access from the main house.

The charming annexe consists of an open plan kitchen /living room with fitted units, a breakfast bar and a feature fireplace. There is a double bedroom with an ensuite shower room on the ground floor, and a further loft room with small bath on the first floor, together with large loft space linking through to the first floor storage room of the main house.

Outside, the secluded South-West facing garden wraps around the property and includes direct river access, and a raised decked terrace which enjoys the wonderful far-reaching views of the surrounding downland. To the front of the property is ample gated parking.













# THE BOATHOUSE

HOUGHTON BRIDGE, AMBERLEY, WEST SUSSEX, BN18 9LR

WWW.SIMSWILLIAMS.CO.UK

## Directions:

From Arundel follow road signs to Amberley driving through Houghton and continue through towards Amberley and once you have gone over the Bridge, take the first right turning. The property will be found straight away on the right-hand side.

## Council Tax Band:

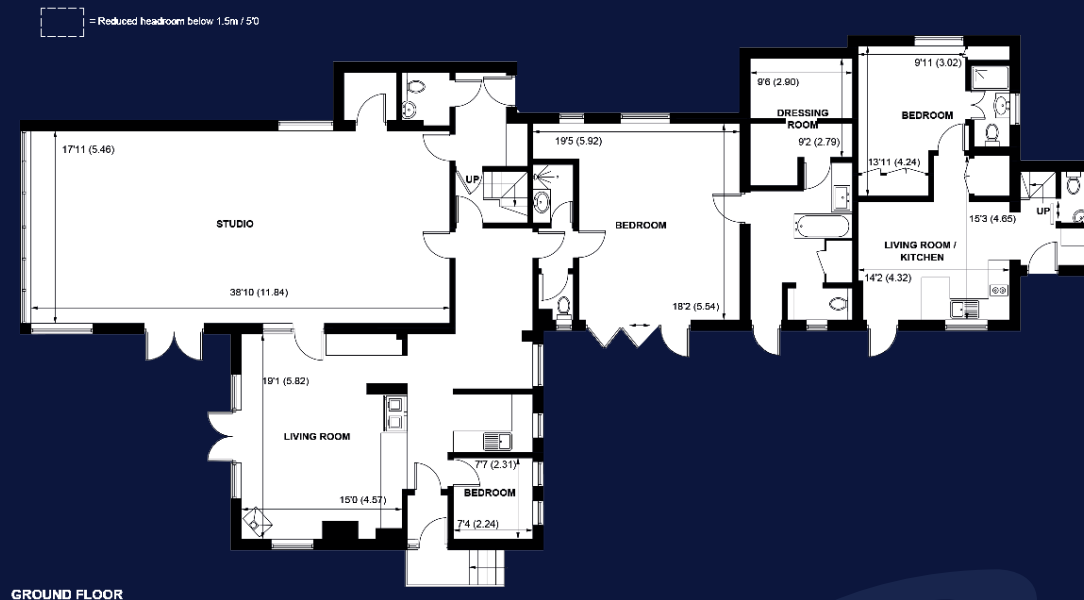
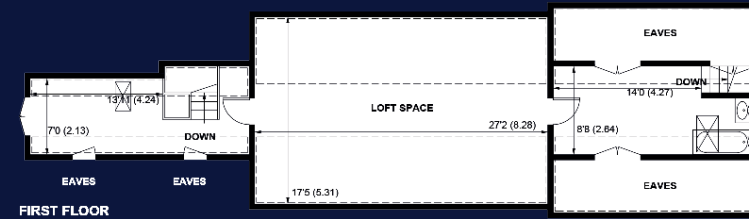
Main House: D, Annexe: A

## EPC Rating:

Current: F, Potential: D

## Electric Heating

## Mains Drainage



APPROXIMATE GROSS INTERNAL AREA = 3519 SQ FT / 326.9 SQ M  
(INCLUDING LOFT SPACE)  
NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2018 ©  
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.