



Amberley, West Sussex BN18

ID: 72452

An extremely well presented and extended two double bedroom detached house, offering some fabulous views of the South Downs and nestled in the highly desirable Downland village of Amberley.

- * Entrance porch * Entrance hall * Sitting room * Dining room * Kitchen * Stairs to first floor landing
- * Principal bedroom with glorious views * Second double bedroom * Modern fitted family bathroom
- * Off road parking * Car port * EPC rating D *

Guide Price £425,000 Freehold

East Street, Amberley, West Sussex BN18

Description

Offering some of the finest views locally, this delightful two double bedroom house is beautifully positioned in the highly desirable Downland village of Amberley. The property has undergone considerable improvement over the years, being presented in excellent order and is conveniently positioned in this picturesque village, with some glorious walks from the doorstep and amenities such as a village tea shop, village store and popular public house being nearby. There is also Amberley station offering commuters a mainline to London and is just over a mile away.

The accommodation comprises; door into the entrance porch with further door leading into the entrance hallway, there is a useful understairs storage cupboard to the left, The generous downstairs area, which is ideal for entertaining, offers three different aspects making this a light and airy space offering a stunning outlook towards the Downs, with an extension incorporating a dining area, with bi-fold doors opening up onto the rear patio. To the front the kitchen can be found, featuring a range of matching wall and base units, with one and a half bowl sink inset into work surface and a free standing electric cooker. Between the kitchen and dining area is a recently installed multi-fuel burning stove with useful oven compartment above.

Stairs from the sitting room lead to the first floor landing where there are two double bedrooms, the double aspect principal affords a fabulous outlook to the rear across the neighbouring fields, towards the South Downs and has built in storage. The second bedroom also being dual aspect and shares the same glorious views of the Downs.

To conclude the internal accommodation is the modern fitted bathroom, featuring a panel enclosed bath with shower above, being part tiled with back to wall pan and wash hand basin with storage above.

Outside

Brick paved parking provides off road for approximately two vehicles, giving access to the car port and a private gate leads into the secure rear garden. The car port has a personal door to the rear which allows access and benefits from power and lighting. The glorious South facing rear garden has been designed for ease of maintenance and is a great position to enjoy outside dining and entertaining. There is a wildlife pond and area of lawn and further shingle area to the far side.

Situation

Amberley is one of the most picturesque of West Sussex villages, nestling in the cleft of the South Downs away from main traffic routes and is the haunt of artists and country lovers alike. Abounding in architectural and historic buildings, including Amberley Castle and quaint old stone, flint and thatched cottages, Amberley is well sought after having a friendly village atmosphere. There is a village shop and post office, Church of England Primary School and two pubs as well as the ancient Norman and early English Church of St. Michael's. The mainline station is about a mile from the outskirts of the village with a commuter service to Gatwick airport, London Victoria and London Bridge. Arundel is approximately six miles away and the coast and cities of Chichester and Brighton are within easy driving distance. The village is served by local deliveries and more comprehensive shopping facilities are available at Storrington including a Waitrose store and a Costa. At Pulborough there is also a mainline station and shopping facilities with Sainsbury's and Tesco stores and a Primary Health Care Centre.

Sporting and recreation

The prestigious West Sussex Golf Club is nearby in Pulborough and there are also courses at Goodwood and Cowdray Park. There is polo at Cowdray Park; hunting with the Crawley & Horsham, Chiddingfold, Leconfield & Cowdray hunts; gliding at Parham; sailing at Bosham, Itchenor and Chichester, riding and walking in the South Downs National Park and an RSBP Bird Sanctuary at Pulborough. There are numerous other sporting and leisure activities locally including horse racing at Goodwood, car racing at the Goodwood Festival of Speed and Goodwood Revival and drama at Chichester's Festival Theatre.

Directions

From the offices of GL & Co Estate Agents in the High Street, Storrington (A283) proceed in a westerly direction to the mini-roundabout by the Garage/Tesco Express and take the second turning onto the Amberley Road (B2139). Continue for approximately three miles, turning right signposted to Amberley village. Continue along bearing right at The Black Horse Public House, continue for approximately a quarter of a mile turning right into Hurst Cottages. Following the road around to the right and take a left turn and the property can be found in the far right hand corner of this Cul de Sac.

What3words:///basically.suspend.plodded

Services

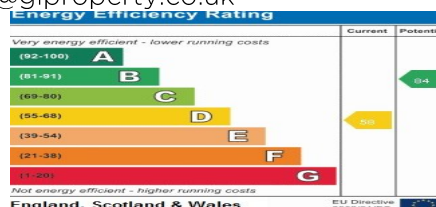
Mains electricity, water and drainage. Electric heating via radiators. No gas. According to Ofcom for this address Ultrafast broadband is available. Highest download speed is 1000 Mbps.

Council Tax

Council Tax Band D. Please contact Horsham District Council on 01403 215100.

Viewing

Viewing strictly by appointment through GL & Co. Please telephone 01903 742354 or email: enquiries@glproperty.co.uk





Hurst Cottages, East Street, Amberley, Arundel, BN18

Approximate Area = 704 sq ft / 65.4 sq m (excludes carport)

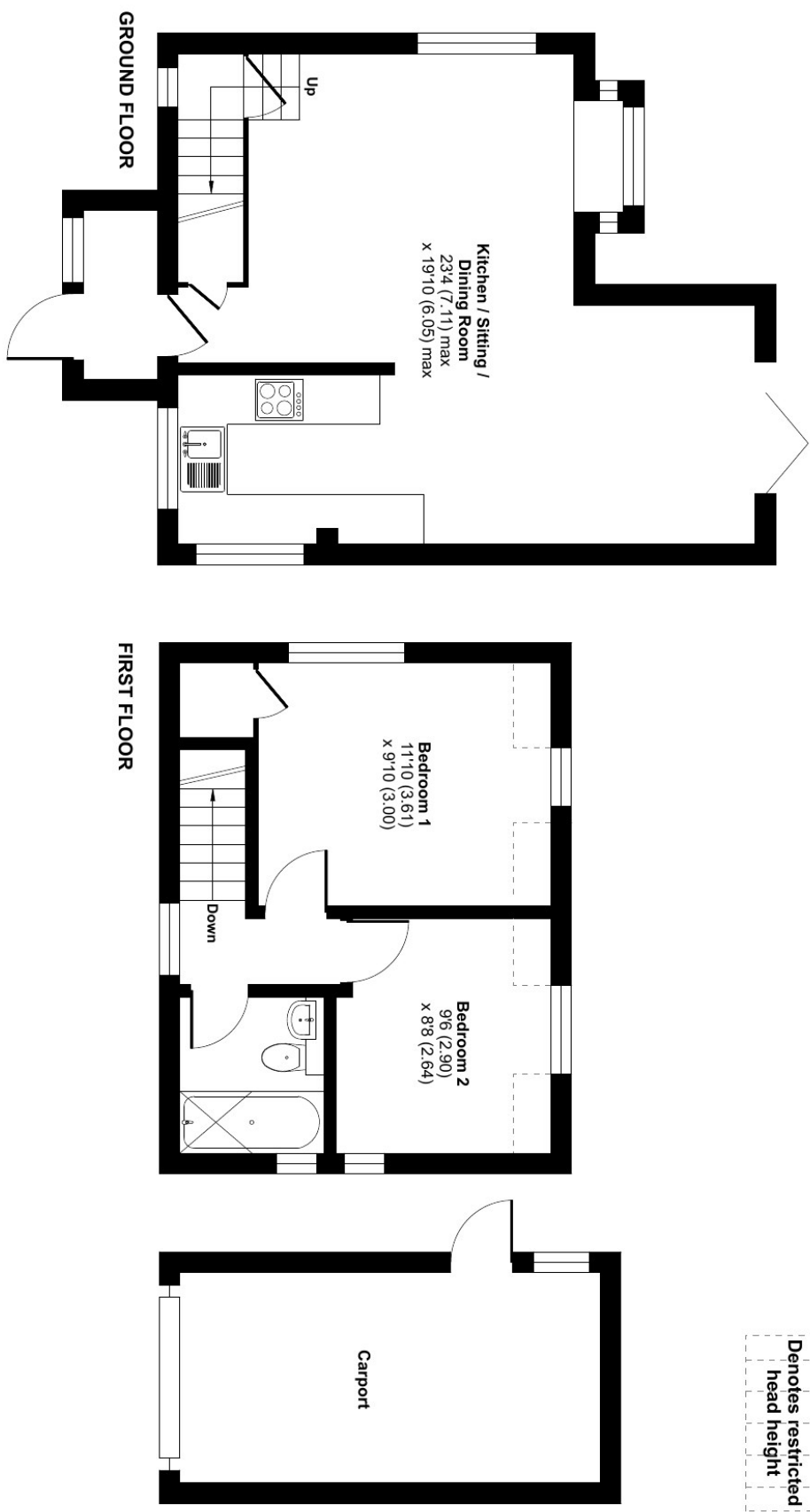
Limited Use Area(s) = 20 sq ft / 1.8 sq m

Total = 724 sq ft / 67.2 sq m

For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for GL&CO Estate Agents. REF.: 1070232

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