



East Street, Amberley, West Sussex BN18





East Street, Amberley, Arundel, West Sussex BN18

Guide price £1,269,000 Freehold

ID: 75073

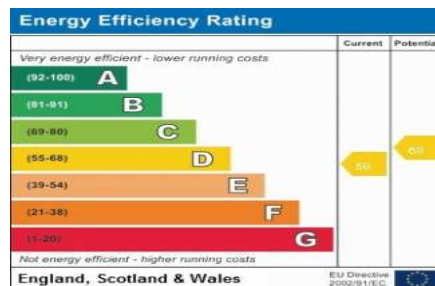
Storrington 4.1 miles, Worthing 15.3 miles, Horsham 18.6 miles,  
Pulborough 7.2 miles, Chichester 13.3 miles, Gatwick Airport 33.1 miles



- Central village location
- Large sitting room with Inglenook fireplace
- Generous room sizes
- Views of the South Downs National Park
- Established south facing garden
- Close to Amberley's main line train station with direct access to central London
- Village shop and pub nearby

## Directions

From the offices of GL & Co Estate Agents in the High Street, Storrington proceed in a westerly direction on the A283 to the mini-roundabout by the Garage/Tesco Express and take the second exit B2139 Amberley Road. Continue on this road for approximately three and a half miles and turn right into School Road, signposted to Amberley. Continue along to the end and turn right in East Street by the Black Horse Public House. The property will then be found immediately on the right hand side set back from the road.  
What3words ///tornado.jugs.incisions



## The Property

A charming and beautifully appointed four bedroom detached abode set in the very heart of the chocolate box village of Amberley. The property is entered via a spacious entrance hall offering access to the cellarage, ground floor cloakroom and turning staircase to first floor galleried landing. To the left of the entrance hall there is a door leading through to a large double aspect sitting room with ornate inglenook fireplace and double doors leading through to the conservatory with views over the garden. To the rear of the entrance hall a door leads through to a glorious redesigned country cottage style kitchen, with room for dining table and centre island with access to separate utility room/ boot room, ideal after long walks around the stunning local countryside of the adjoining South Downs National Park. Thereafter, to the right of the entrance, double doors lead through to a beautiful double aspect family/dining room with views to front and side. To the far left a further door leads through to the study, ideal for those wishing to work from home, which completes the ground floor accommodation.

Access to the first floor is in the form of a lovely turning staircase leading to the ornate galleried landing, giving access to four good sized bedrooms with three of the bedrooms benefitting from views of the South Downs National Park. The principal bedroom suite consists of built in storage, en-suite bathroom and views towards the South Downs National Park beyond. A further family bathroom completes the first floor accommodation.

## Outside

The property is approached by a brick paved courtyard, which provides off road parking and access to the double car barn with power and light. The formal gardens are wall enclosed to the front of the property with wrought iron gates, leading to the raised patioed front garden, with access to large brick built storage room.

To the side there is access to the rear garden which offers a sunny southerly aspect, with a high degree of privacy and seclusion. A path runs around the whole of the property and the remainder of garden is mainly laid to lawn, with established attractive flower and shrub borders and a mature apple tree. There is also a separate patio area ideal for enjoying this beautiful landscaped garden.



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## Situation

Amberley is one of the most picturesque villages in West Sussex, 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 main line station is about a mile from the outskirts of the village with a commuter service to Gatwick airport, London Victoria and London Bridge. The village is served by local deliveries and more comprehensive shopping facilities are available at Storrington including a Waitrose store. At Pulborough there is also a main line station and shopping facilities with Sainsburys and Tesco stores.

## Sporting and recreation

West Sussex Golf Club is nearby in Pulborough and there are also courses at Goodwood and Cowdray Park. There is polo at Cowdray Park; 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. Amberley Museum has 36 acres to explore and over 40 exhibits to visit and discover the South's working past. Arundel is about six miles away and also offers a great range of sporting and recreational facilities including fishing, canoeing and boating on the River Arun. You can visit Arundel Castle, Cathedral, Arundel Wetland Centre and there is also an outdoor swimming pool.

## Services

Oil fired central heating, mains drainage and electricity.  
According to Ofcom for this address Ultrafast broadband is available.  
Highest download speed is 1000 Mbps.

## Council Tax

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

## In the Know

Not all of our properties are available online. For further information on our "in the Know" selection, please give us a call on 01903 742354.





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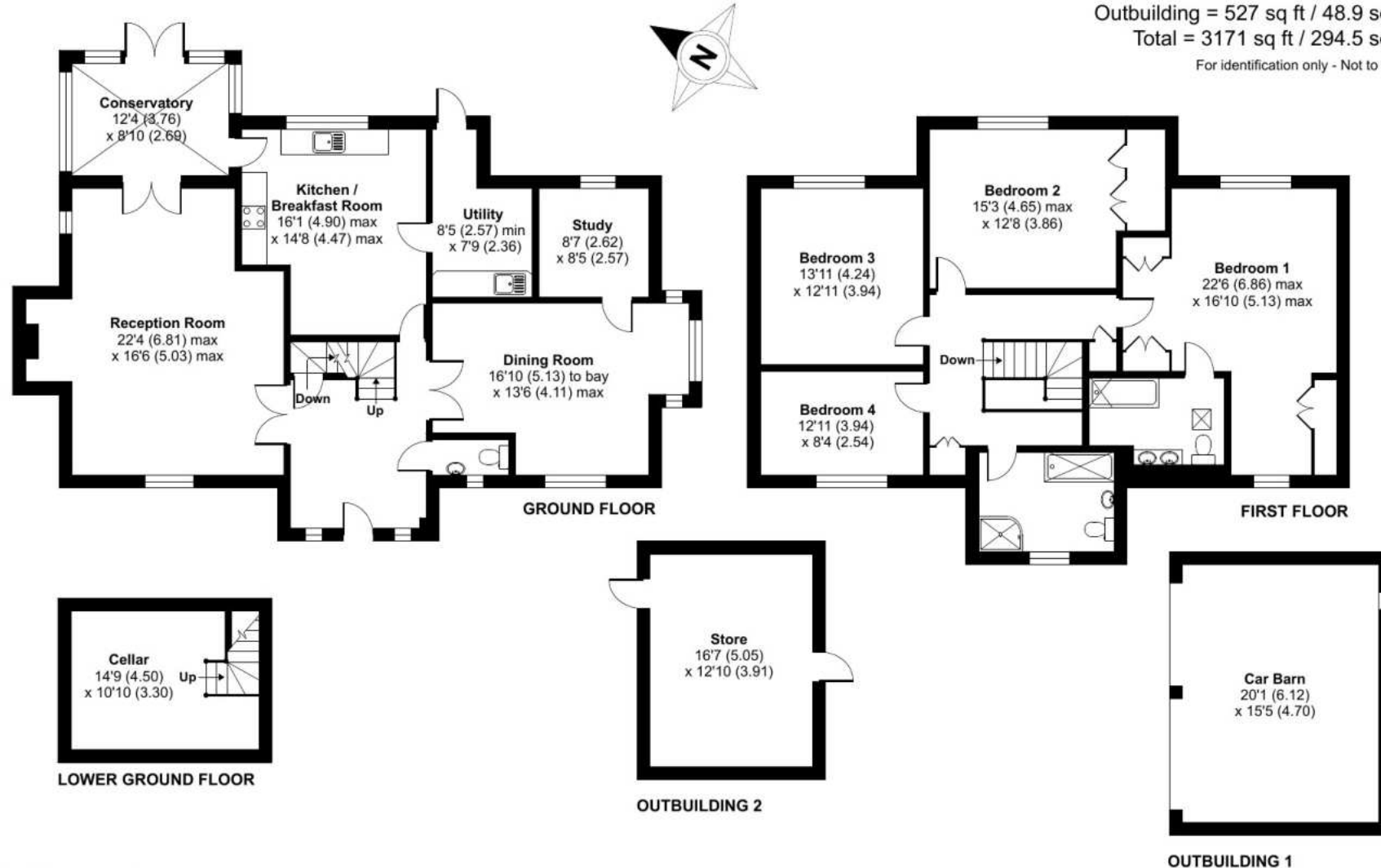
# East Street, Amberley, Arundel, BN18

Approximate Area = 2644 sq ft / 245.6 sq m

Outbuilding = 527 sq ft / 48.9 sq m

Total = 3171 sq ft / 294.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2023. Produced for GL&CO Estate Agents. REF: 1044413

Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.

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