



2 | Stammers Hill | Fulking | West Sussex | BN5 9NA

H.J. BURT
Chartered Surveyors : Estate Agents

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Offers in the region of: £400,000 | Freehold



- Older style 2-bedroom semi-detached cottage
- Lovely location in the heart of this lovely hamlet
- Requiring updating
- Good size gardens
- 20'5 x 14'2 Living Room
- Parking. No onward chain

Description

An older, extended semi-detached cottage, requiring refurbishment, situated in a stunning location in the heart of The South Downs National Park. The property offers an excellent opportunity to create a lovely village home in a stunning Downland location. On the ground floor there is a good size sitting room, kitchen/dining room, and two bedrooms and a bathroom on the first floor. There is a long front garden, a smaller rear garden backing onto a stream, and parking for four cars. The property is offered with no onward chain, and an internal inspection is highly recommended, albeit due to the property's condition, we are limiting viewings to applicants that are able to proceed.

Location

The property is situated in the popular Downland village of Fulking in a much sought after location and within walking distance of the popular Shepherd and Dog public house with a pretty stream running through its gardens and with easy access to local Downland walks including access to the South Downs Way. The property also lies within the boundary of the South Downs National Park. The large village of Henfield lies approx. 4.5 miles to the North-West and, like Steyning (approx. 6.5 miles to the South-West), offers a good range of local shops, trades and services including health and sports centres, library and other community facilities and schools for the majority of age groups. The City of Brighton & Hove (approx. 7 miles) offers an extensive range of all facilities. Main line train services to London (Victoria) are available from Hassocks (approx. 6 miles) and access to the A23/M23 is approx. 4 miles away.

Information

Property Reference: HJB01663

Photos & particulars prepared: Revised March 2026 (Robert Turner MNAEA) Some external photographs taken in the summer.

Services: Mains drainage, electricity and water. LPG central heating.

Local Authority: Horsham District Council Council Tax Band: 'C'

Directions

Proceed to Fulking, passing through The Street heading towards the Shepherd & Dog public House. Take the narrow right hand turning just before the pub, proceed up the small incline and around to the right, where the property will be seen on the left-hand side. What Three Words: <https://w3w.co/reverses.pipe.revamping>

Viewing

An internal inspection is strictly by appointment with:

H.J. BURT Henfield

Euston House | High Street | Henfield | West Sussex | BN5 9DD

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Find us @H.J.Burt

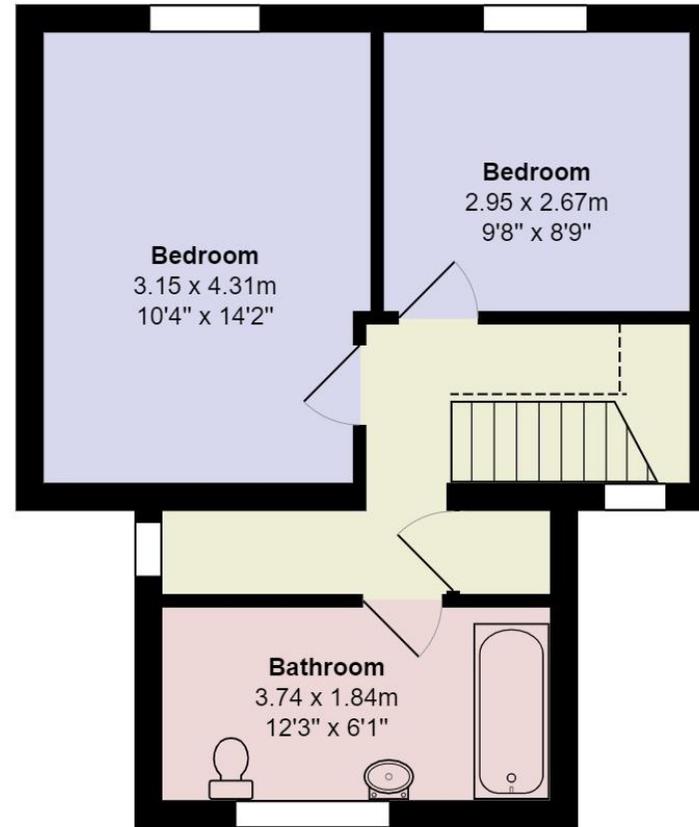


IMPORTANT NOTE: These particulars and photographs were prepared on the date as stated above by H.J. Burt in good faith for the guidance of purchasers. The descriptions, measurements and distances within the particulars were taken by H.J. Burt or taken from information supplied by the vendor, but should only be relied upon as approximations and not as statements or representations of fact. Information regarding the tenure of this property has not been verified and purchasers should consult their own solicitor for verification. H.J. Burt offer no warranty as to the condition of the property, services or appliances. Purchasers should satisfy themselves as to such condition. H.J. Burt have not made any enquiry concerning Planning Consents, Building Regulations or other approvals for any part of the property unless specifically referred to and purchasers are advised to make their own enquiries of the Local Authority.





Ground Floor
Area: 45.8 m² ... 493 ft²



First Floor
Area: 38.2 m² ... 411 ft²

Total Area: 84.0 m² ... 904 ft²

All measurements are approximate and for display purposes only

