



Hillcroft, Lambleys Lane
Sompting, West Sussex, BN14 9JX

Hillcroft, Lambleys Lane

Set well back in extensive grounds and enjoying panoramic views of the surrounding countryside, sits this beautifully presented period home. Dating back to the 1930's this impressive family home offers generous accommodation of over 3,500 sq. ft, including 6 bedrooms, 4 reception rooms, a farmhouse style kitchen, all of which enjoy breathtaking views.

Freehold · 6 bedrooms · 4 receptions · Farmhouse style · Impressive family home · Panoramic views

Description

This impressive country house is approached via a pretty rural lane, leading to a private gated entrance. Once through the electric gates there is a large sweeping block paved driveway.

Hillcroft sits in an elevated position, and once within the grounds you are greeted by stunning views over surrounding countryside from all aspects.

On entering the property there is a large welcoming entrance hall with a central staircase rising to the first-floor galleried landing.

From the hallway doors open into most of the principal reception rooms. These comprise of a formal sitting room, a drawing room with feature fireplace, dining room and south facing garden room. Both the dining room and garden room benefit from doors out to the raised south-facing patio.

The remainder of the ground floor consists of a large utility room adjoining the kitchen and a separate cloakroom.

The first floor offers four of the 6 bedrooms suites. These four bedrooms all benefit from en-suite facilities and occupy all four corners of the house, giving unique downland views to each.

The remaining two bedrooms and additional shower room are located on the second floor.



Accessed from the garden is the games room/store room, wine cellar and shower room.

The gardens are a particular feature of this house, with approximately an acre of lawns, mature trees and herbaceous borders. There are several landscaped seating areas, designed especially to take advantage of the morning and evening sunshine. The semi-rural position and stunning vistas make this an exceptional space all year round.

Location

Sompting is an attractive semi-rural village, located on the fringe of the South Downs National Park, between Worthing and Lancing, approximately 10 miles from the centre of Brighton.

Lambleys Lane, is a quiet lane to the north of the A27 forming the westerly boundary of the village. The beautiful parish church of St Mary's is steeped in history and cuts a beautiful silhouette on the skyline and is within walking distance of Hillcroft.

Within striking distance of the property are the pubs and restaurants of Sompting and Lyons Farm shops.

Nearby Worthing offers a wide choice of independent and high street stores including Waitrose and Marks and Spencer.

Surrounded by the South Downs, this tranquil property has an incredible amount of green open space right on its doorstep and for those who like to be beside the sea the beach, pier and promenade of Lancing, Worthing and Shoreham are all within easy reach.

The A27 provides easy access to Brighton and Hove, while both Lancing and Worthing train stations are approximately two miles away providing convenient mainline links for commuters to London and Gatwick.

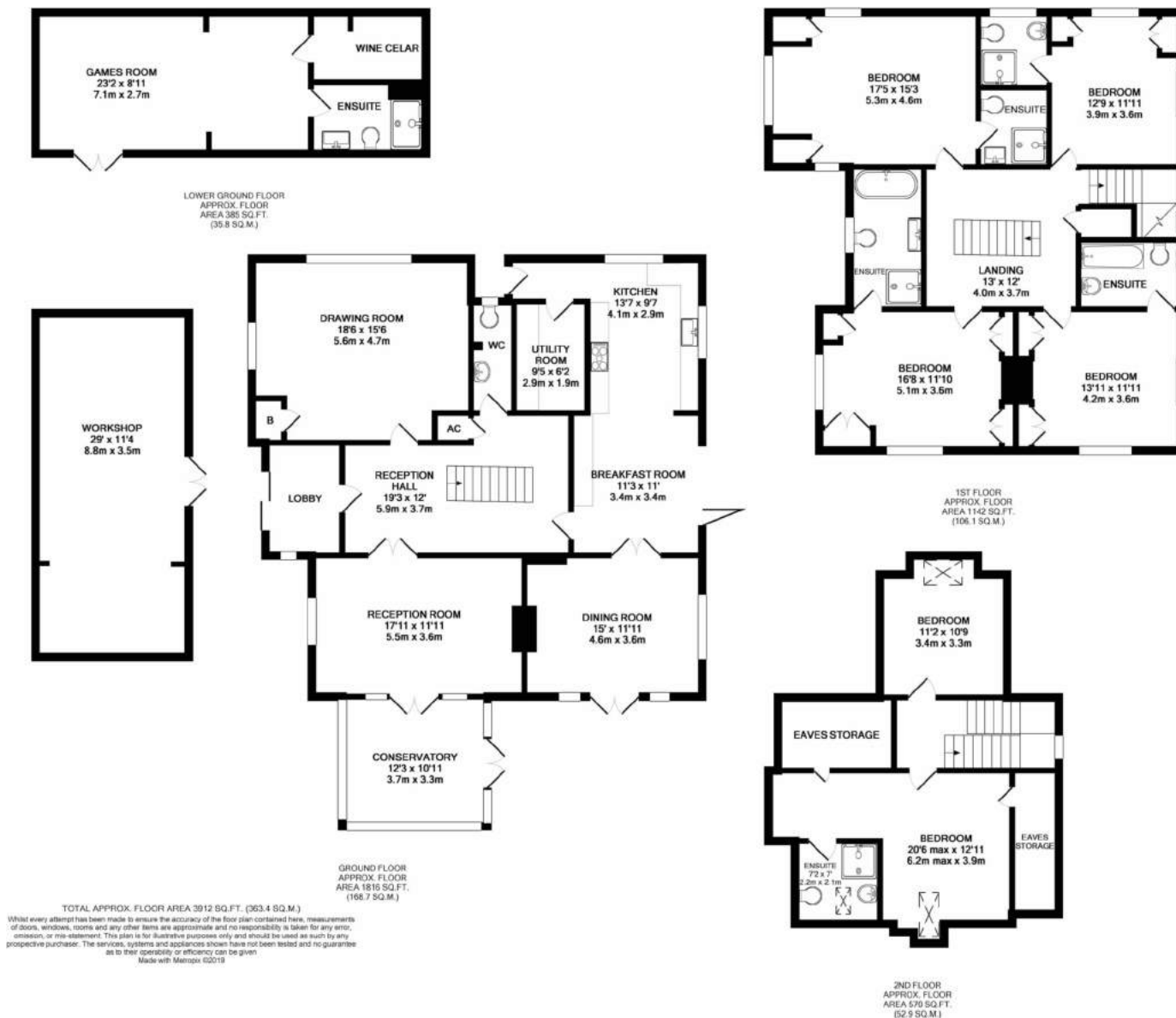
Local schools include Sompting Village Primary School, Boundstone Nursery School, Sir Robert Woodard Academy, The Globe Primary School, Bramber First School and Whytemead Primary School. The private Sompting Abbotts Preparatory School is only minutes away in neighbouring Church Lane, while Lancing College Preparatory School and Lancing College are both within easy reach.











Services

Electricity and high speed broadband are available. Please note that none of the services or appliances have been tested by Pegasus.

Council Tax

Adur District Council Tax: Band G

Reference

PEG - Hill

Viewings by appointment only

Please contact Pegasus on 01903 884545 or call into our office to arrange a viewing of this property.



Pegasus Properties

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