



35 Hurst Cottages, East Street
Amberley, West Sussex, BN18 9NP


PEGASUS
PROPERTIES

35 Hurst Cottages, East Street

A beautifully presented detached home, set in an idyllic village location with stunning views over surrounding countryside. This beautiful home has been the subject of a schedule of updating and extending by the current vendors and now offers two double bedrooms, sitting room, open plan part vaulted dining area and modern kitchen, with all of the rooms enjoying far reaching down land views.

Freehold · 2 double bedrooms · Open plan sitting room · Part vaulted dining room · Idyllic location · Stunning views

Description

This attractive property has been updated and modernised by the current vendors to create a light and spacious home. Located at the end of a small close the property benefits from a private driveway and parking leading to a detached garage. On entering there is a welcoming entrance hall which in turn leads into a further inner hallway. The ground floor comprises of a large open plan sitting room with adjoining part vaulted dining room. There are views from both areas with large folding doors from the dining area opening out to the secluded rear garden.

There is a modern open plan Shaker style kitchen, which is well appointed and also enjoys views.

Located on the first floor are two good sized double bedrooms both with down land views and a modern shower room.

The rear garden is secluded with an attractive south facing patio area. The garden is enclosed by a variety of mature herbaceous borders.

Location

Amberley is one of the most picturesque of West Sussex villages, nestling in the cleft of the South Downs. Abounding in historic buildings of architectural interest, including Amberley Castle. Amberley is well sought after having a friendly village atmosphere. There is a local pub, village shop and post office, tearooms, a pottery and a Church of England Primary School as well as the ancient Church of St. Michael's. The train station is about a mile on the outskirts of the village. More comprehensive shopping facilities are available at Storrington and Pulborough.





Services

Water, electricity and mains drainage are connected. Please note that none of the services or appliances have been tested by Pegasus.

Council Tax

Arun District Council Tax: Band D

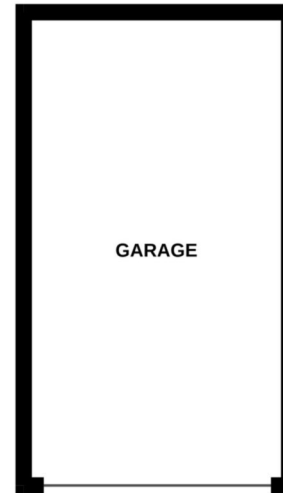
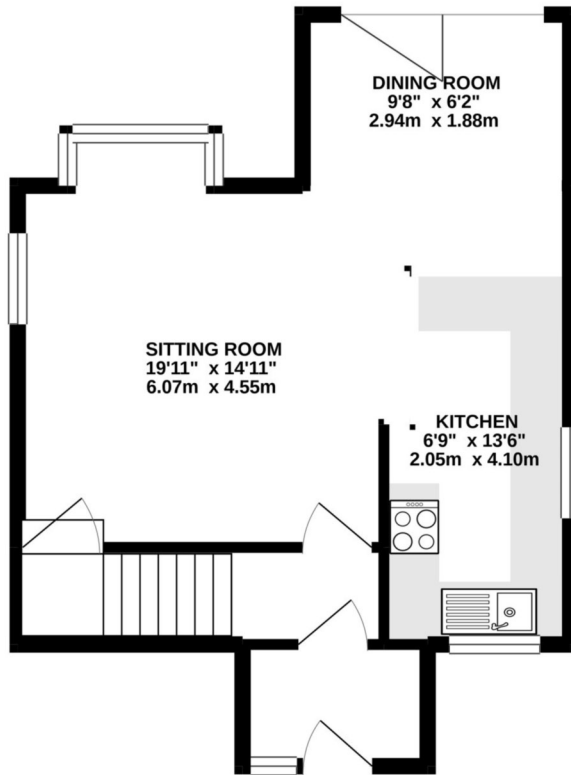
Reference

PEG - 35hu

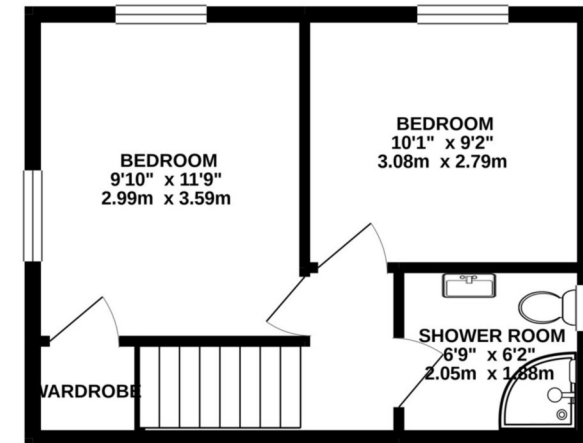
Viewings by appointment only

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

GROUND FLOOR
592 sq. ft. (55.0 sq. m.) approx.



1ST FLOOR
305 sq. ft. (28.3 sq. m.) approx.



TOTAL FLOOR AREA : 897 sq. ft. (83.3 sq. m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Pegasus Properties

21 High Street, Arundel, West Sussex BN18 9AD

01903 884545 peterrobson@pegasusproperties.co.uk pegasusproperties.co.uk

