



SUSTINS

| HOUGHTON | BN18 9LW

SW

Sims Williams

SUSTINS

, HOUGHTON, BN18 9LW

GUIDE PRICE £1,095,000 FREEHOLD

- Substantial Detached House
- Situated within the South Downs National Park
- Extended and Refurbished Throughout
- Modern Bespoke Kitchen/Dining Room
- Triple Aspect Sitting Room with Log Burner
- Principal Suite with Ensuite & Walk-in Wardrobe
- A Further Four Double Bedrooms
- Fabulous Far Reaching Countryside Views
- Ample Driveway Parking

Located within the South Downs National Park in the peaceful hamlet of Houghton, this detached family home offers a perfect blend of modern living in a scenic rural setting. The property is ideally situated, with a mainline railway station, pubs, a tearoom, a restaurant, and fabulous walks right on the doorstep.

On arrival, you are welcomed into the spacious entrance hall, which provides access to all the principal rooms. The triple-aspect living room is a highlight, featuring oak herringbone flooring, a dual-sided log burner, and French doors that open to the garden. There is also a study, a ground floor cloakroom, and a utility room with space for washing machine and side door access.

The modern kitchen/dining room has been thoughtfully designed with bespoke grey base and eye-level units. It is equipped with integrated appliances, including a dishwasher, hob, 2 ovens, as well as space for a fridge/freezer. The central island provides additional storage and seating, making it a perfect space for both cooking and entertaining.

To the first floor, you will find the double-aspect principal suite, which boasts an ensuite shower room, a walk in wardrobe, and far-reaching views. There are also four further double bedrooms, a family shower room, and a family bathroom.

Outside, the large and beautifully landscaped garden enjoys outstanding views and is mainly laid to lawn with mature planting and trees. There are terraces for entertaining and a workshop, making it a fantastic outdoor space to complement the home.



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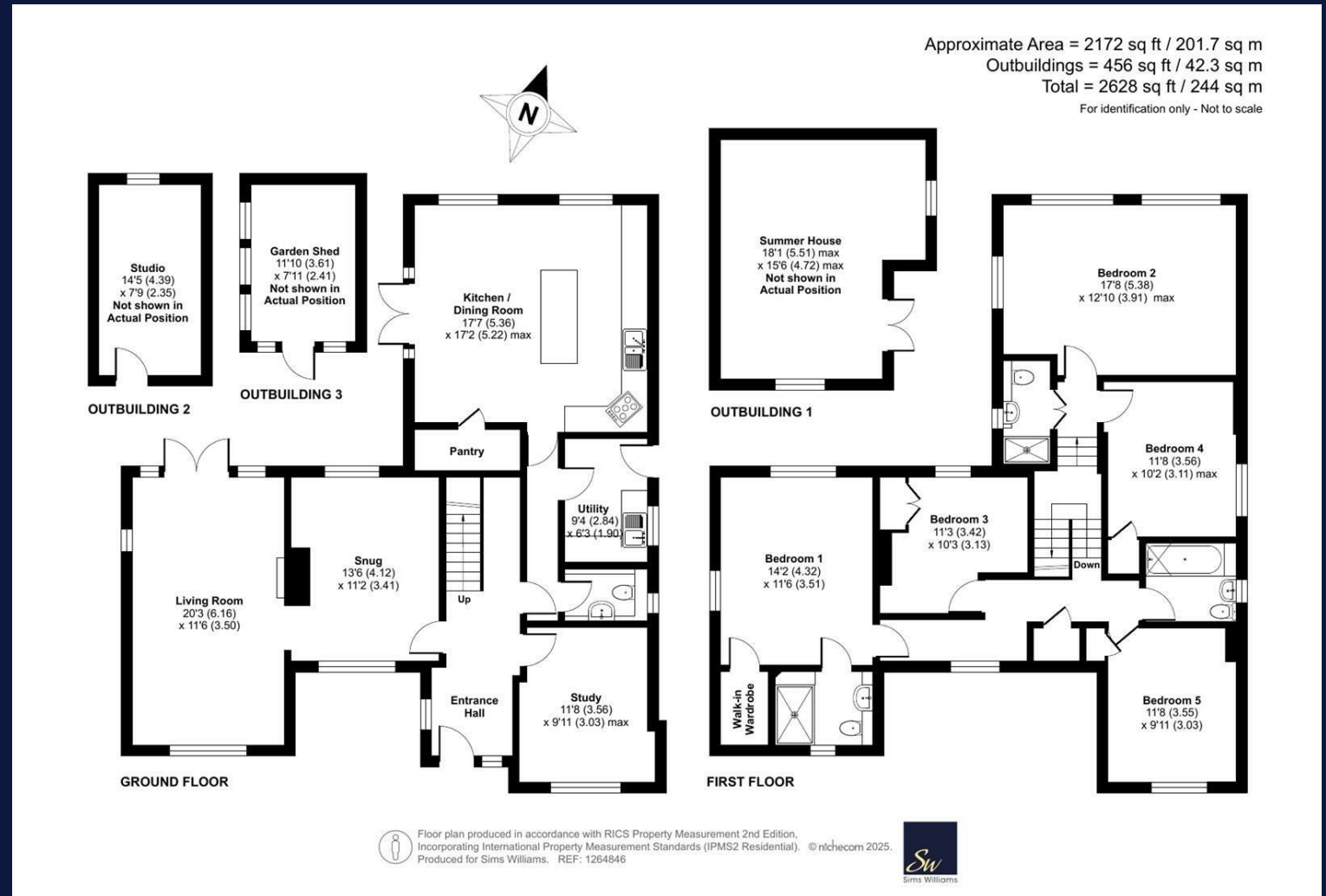
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EPC Band - Current - D Potential - C

Council Tax Band F

From Arundel follow road signs to Amberley. As you enter Houghton you will pass the George and Dragon pub, and Sustins can be found on the left hand side.



Viewing strictly by arrangement via the vendor's Sole Agent Sims Williams.

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract.

As the seller's agent we are not surveyors or conveyancing experts and as such we cannot and do not comment on the condition of the property or issues that may affect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquiries before making any transactional decisions.

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