

SW

Simon Williams



MARTLETS, BRIDLE LANE, SLINDON COMMON, WEST SUSSEX, BN18 0NA







APPROXIMATE GROSS INTERNAL AREA = 2428 SQ FT / 225.6 SQ M  
 GARAGE / STABLE = 478 SQ FT / 44.4 SQ M  
 TOTAL = 2906 SQ FT / 270 SQ M

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2022 ©  
 Produced for Sims Williams

# £850,000 Freehold

MARTLETS, BRIDLE LANE,  
SLINDON COMMON,  
WEST SUSSEX, BN18 0NA

- Large Triple Aspect Living Room
- Conservatory & Study
- Snug/Dining Room
- Kitchen & Utility Room
- Ground Floor Bedroom & Shower Room
- Master Suite & 2/3 Further Bedrooms
- Family Bathroom
- Large Gardens
- Detached Double Garage & Carport

## EPC RATING

Current = D  
Potential = C

## COUNCIL TAX BAND

Band = F

Attractive detached house in a semi rural location within the South Downs National Park, with spacious and versatile accommodation and a large garden.

Accommodation comprises entrance hall with stairs to the first floor, snug/dining room and a study.

The large triple aspect living room has a working fireplace, double doors out to the patio and a further set of doors in the conservatory which also opens onto the garden.

The kitchen is fitted with a range of wood fronted units with built in appliances, and a door leading to the large utility room.

There is also a ground floor shower room, large double bedroom (or further reception room) and storeroom with a door to the outside.

Upstairs there are 2 double bedrooms both with built in wardrobes and an impressive master suite consisting of bedroom with Juliet balcony overlooking the garden, dressing area and shower room. There is a further small bedroom which could be used as a second study or hobbies room, and a family bathroom.

Outside the gardens are a particular

feature with large paved patio area, lawns and mature shrubs and trees, and a stable currently used for storage. The garden backs on to National Trust land. To the front there is a further area of lawn and trees/shrubs. The large double garage and carport has electric up & over doors, a wood store, and ample further parking.

## Disclaimer

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.

## Directions

From the A29 at Slindon, take the turning right into Mill Road and then first left into Bridle Lane. Martlets will be found on the left hand side.







