

Maudlyn Close, Bramber, West Sussex

Offers Over: £900,000



Spacious Detached Chalet Home on a Private No Through Road in a Highly Sought After Village Setting

Occupying a peaceful position on a private no through road, this substantial detached chalet style home offers approximately 1,580 sq. ft. of versatile accommodation, creating an ideal environment for families, downsizers and those seeking a safe, quiet setting for children and pets.

The property is approached via an established residential road with very little passing traffic, providing a wonderful sense of privacy and community whilst remaining conveniently placed for local amenities, schools and transport links.

Upon entering, a spacious entrance hall provides access to the principal accommodation. The impressive living room is flooded with natural light and offers excellent proportions for both everyday family living and entertaining. A separate breakfast room adjoins the kitchen, while the attractive sunroom provides a tranquil space to relax and enjoy views over the garden throughout the year.

The accommodation is exceptionally flexible, with a generous principal bedroom, a second double bedroom, family bathroom, separate WC and study all located on the ground floor. The study could easily serve as a home office, hobby room or occasional guest bedroom, making the layout particularly appealing for those looking for the convenience of predominantly single level living.

To the first floor are two further bedrooms together with a shower room, creating an ideal space for visiting family, older children or guests.

Externally, the property benefits from an attached garage, driveway parking and established gardens, providing excellent outdoor space for entertaining, gardening and family enjoyment. Combined with its private road position, this is a home perfectly suited to those seeking a quieter pace of life without sacrificing convenience.

Offering generous accommodation, a highly adaptable layout and exciting scope to personalise, this attractive home presents a rare opportunity to secure a substantial property within one of the area's most desirable village locations, surrounded by beautiful countryside and within easy reach of the South Downs National Park.









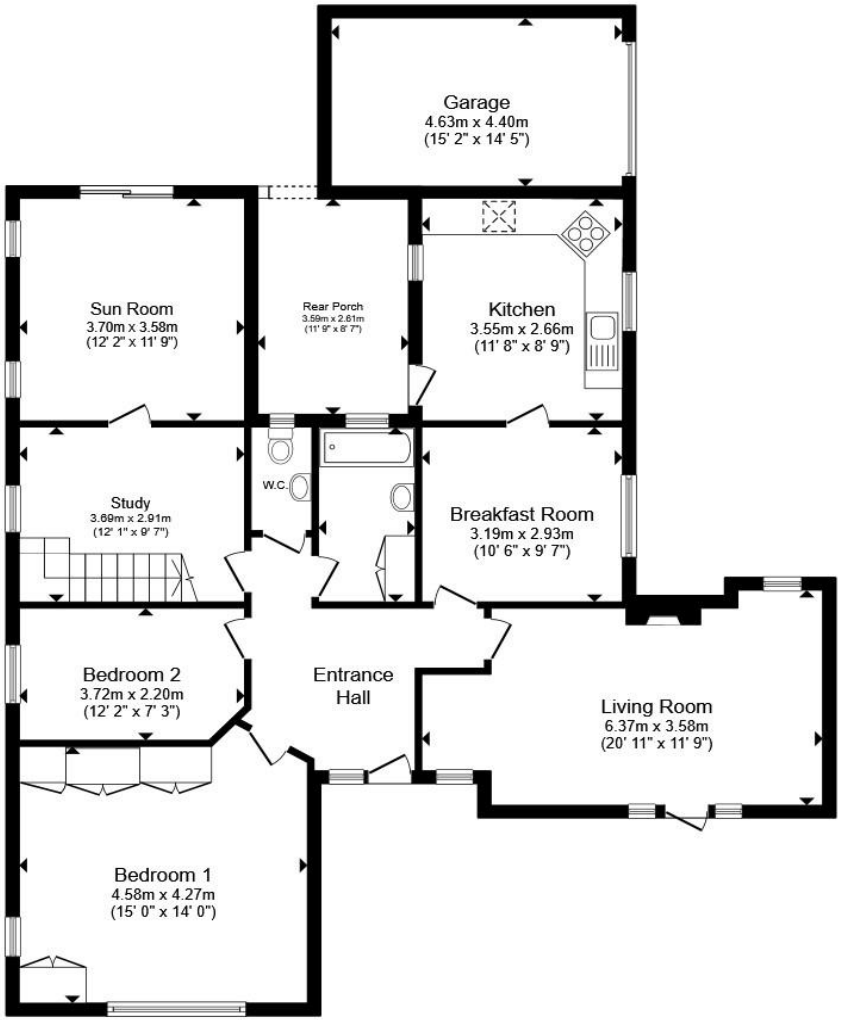

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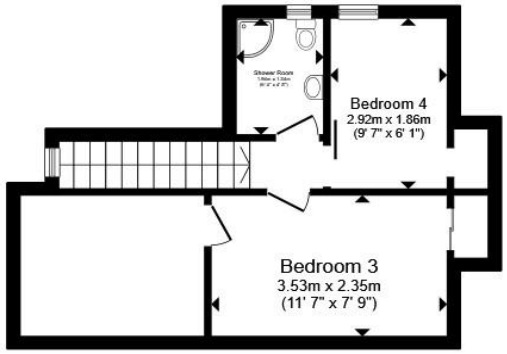

Sunshine











Ground Floor

First Floor

Total floor area 146.8 m² (1,580 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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Established 1842





Council Tax Band: **F**

Tenure: **Freehold**

Auctioneers Comments:
This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold). If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.
A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.
#The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax. Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Any payment that will be received by the Agent or Auctioneer will be confirmed to you in writing before services are taken. Services are optional.

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Viewing arrangement by appointment: **01903 815806**
steyning@kingchasemorecountrywide.co.uk
29 High Street, Steyning, West Sussex, BN44 3YE

Interested parties should satisfy themselves, by inspection or otherwise as to the accuracy of the description given and any floor plans shown in these property details. All measurements, distances and areas listed are approximate. Fixtures, fittings and other items are NOT included unless specified in these details. Please note that any services, heating systems, or appliances have not been tested and no warranty can be given or implied as to their working order.

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