



The Perch Edburton Road

Fulking, BN5 9LR

Guide price £750,000

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A beautifully presented semi-detached family home, situated in the sought-after location of Fulking, a peaceful rural position within the South Downs National Park.

The property features two elegant, south-facing reception rooms that enjoy stunning, uninterrupted views across the Downs.

At the heart of the home is a spacious open-plan kitchen, dining area accommodated by a beautiful double glazed conservatory, complete with a feature log burner—perfect for family living and entertaining throughout the seasons. There is also a ground floor study/bedroom four also with stunning views and a utility room.

To the first floor there are three bedrooms and a luxury refitted shower room. Both bedrooms one and two enjoy panoramic views overlooking the South Downs.

To the rear of the property is a truly special, mature garden bordered by a traditional flint wall. Thoughtfully maintained, it offers a mixture of fruit trees, established planting, and productive vegetable beds.

Within the grounds, there is also a separate annex-style building that provides a bedroom or additional reception space and a shower room—ideal for guests, home office, or studio use. Several outbuildings offer useful storage solutions.

At the front of the cottage, a private driveway provides off-road parking for multiple vehicles including an EV charging point, alongside a well-kept lawn area that enhances the overall appeal of this delightful countryside home.

This is a rare opportunity to enjoy life in an outstanding natural setting, with all the charm of rural living and the comfort of a beautifully finished home.

In our opinion, viewing is essential to fully appreciate both the stunning location and brilliant versatility of this sought after property.



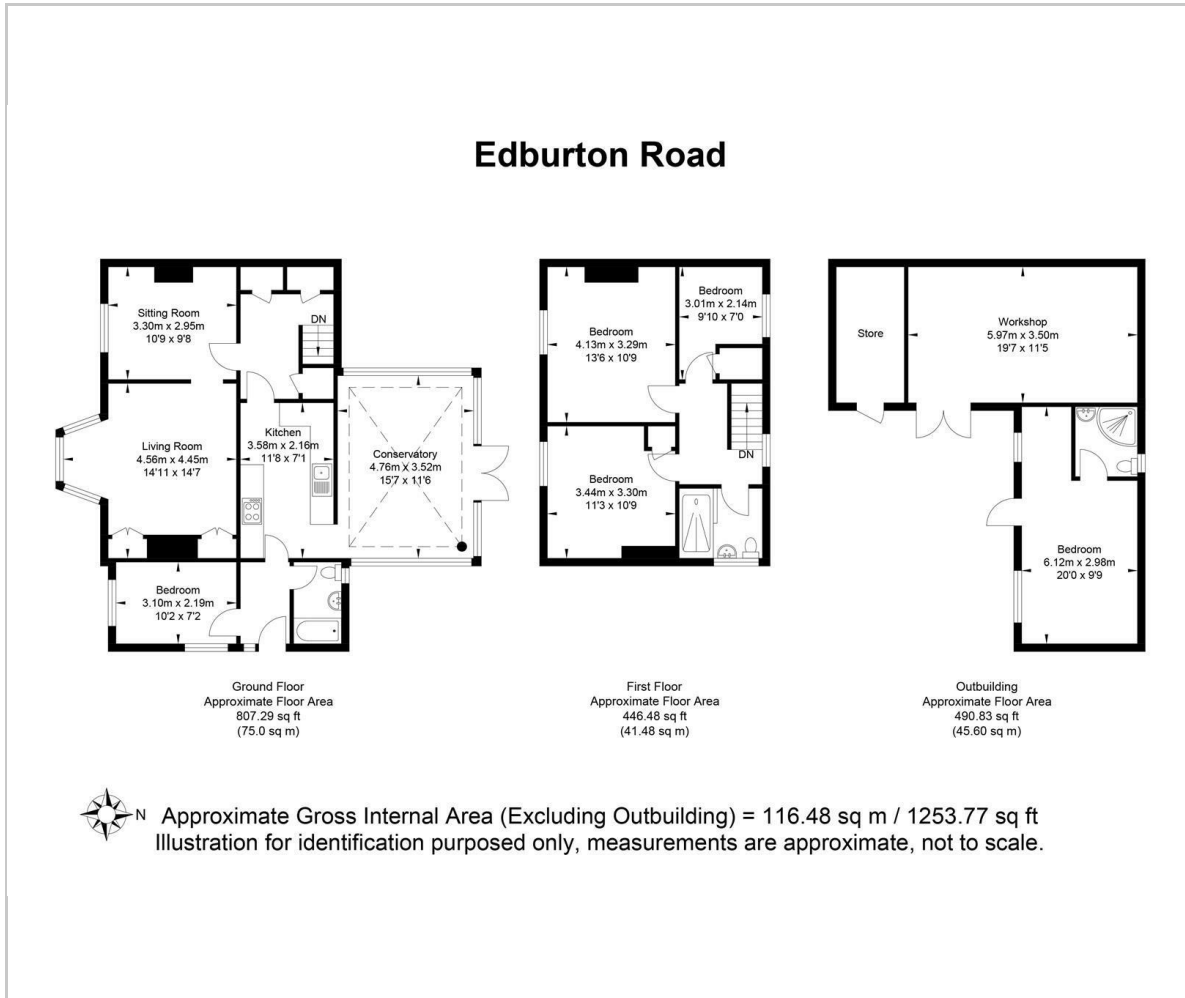


Freehold 0.00 sq ft C



- Entrance Porch
- Hall
- Lounge
- Sitting Room
- Kitchen
- Conservatory
- Study
- Utility Room
- First Floor Landing
- Bedroom One
- Bedroom Two
- Bedroom Three
- Shower Room
- Rear Garden
- Outbuilding - Annexe
- Outbuilding - Storage
- Front Garden
- Private Drive

Floor Plan



Viewing

Please contact our Worthing Office on 01903 958770 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

