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The Perch Edburton Road

Fulking, BN5 9LR

Guide price £750,000



The Perch Edburton Road Fulking, BN5 9LR

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.



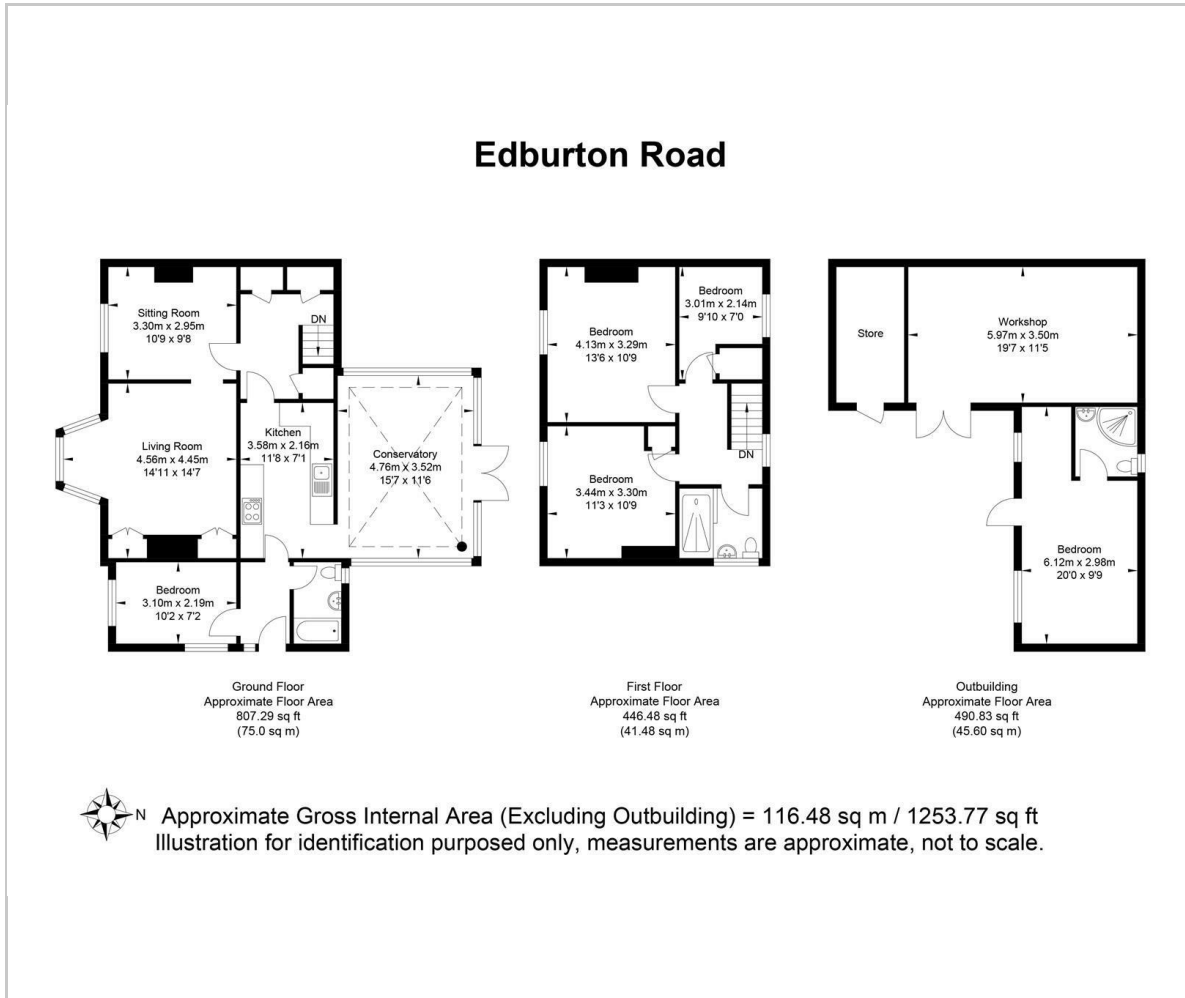


Freehold 0.00 sq ft C



- 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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Area Map



Energy Efficiency Graph

