





An attractive and well-presented three-bedroom semi-detached property, situated in the desirable rural village of Greatham within the South Downs National Park. Offered to the market in excellent decorative order throughout, the property provides versatile and characterful family accommodation extending to approximately 1,205 square feet of gross internal floor area, arranged over three floors.

The property is entered via an entrance porch leading to a well-proportioned reception room, which benefits from original period features and attractive oak flooring. To the rear, a dining room of generous proportions features a wood burning stove set within a characterful timber surround. The kitchen has been fitted to a high standard with an extensive range of shaker-style wall and base units, complemented by a striking decorative tiled splashback and integrated gas range cooker with stainless steel extractor over. A separate utility room completes the kitchen accommodation. The family bathroom is appointed to a commendable standard, comprising a panelled bath, separate shower enclosure, low-level WC and wash hand basin, with tiled flooring and a heated chrome towel rail.



The first floor provides two well-proportioned bedrooms, the principal of which benefits from fitted wardrobes, a decorative cast iron fireplace and a private en-suite shower room. The second bedroom is a comfortable and versatile room, well-suited to family occupation or use as a guest room.

To the second floor, a further double bedroom benefits from fitted wardrobes and eaves storage, providing a flexible space equally suited to use as a guest bedroom or home study.

To the front of the property, a generous and notably private lawned garden with fenced and hedged boundaries provides an attractive and secluded approach, well-screened from the road. To the rear, a private courtyard garden offers a low-maintenance outdoor space, ideal for entertaining or relaxing. The property further benefits from a range of useful outbuildings, comprising a detached timber workshop currently utilised as a home office - a particularly valuable asset for those seeking flexible working arrangements - together with two further storage sheds, providing excellent additional storage and hobby space.



## Benhams Lane, GU33

Approximate Gross Internal Area = 112.0 sq m / 1205 sq ft



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

