



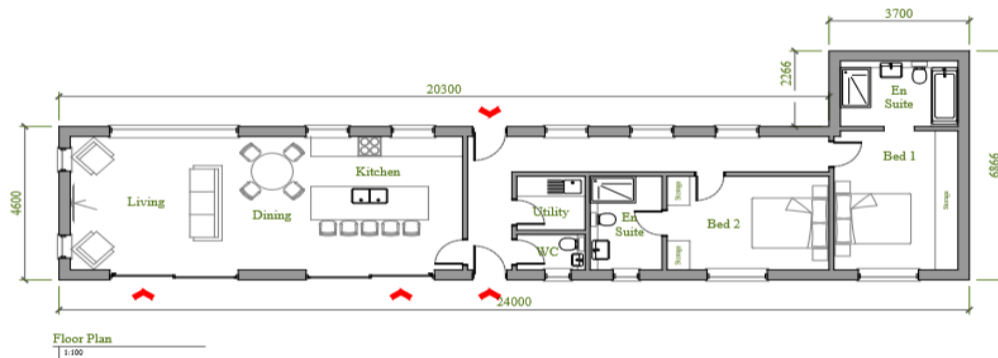
## The Old Hen House, South House Farm

Marringdean Road | Billingshurst | RH14 9HH |

Set in beautiful surroundings with grounds of approximately an acre is The Old Hen House. The previously agricultural building forms the footprint for a current planning application (DC/25/0445). A rare chance to purchase a wonderful plot set in this fine location with an application to replace and slightly reposition with a sympathetic new build home.



## PROPOSED DWELLING



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**Further land available by negotiation.**

**Details for guidance only and subject to change.**

### Important Notice

1. Fowlers wish to inform all prospective purchasers that these sales particulars do not form part of any contract and have been prepared in good faith to give a fair overall viewing of the property.
2. We have not undertaken a structural survey, nor tested that the services, appliances, equipment or facilities are in good working order.
3. Fowlers cannot verify that any necessary consents have been obtained for conversions, extensions and other alterations such as underpinning,

garaging and conservatories etc. Any reference to such alterations is not intended as a statement that any necessary planning or building consents have been obtained and if such details are fundamental to a purchase, then prospective buyers should contact this office for further information or make further enquiries on their own behalf.

4. Any area, boundary, distances or measurements referred to are given as a guide only and should not be relied upon. If such details are fundamental to a purchase, please contact this office for further information.

5. The photographs shown in these details show only certain aspects of the property at the time they were taken. Certain aspects therefore may have changed and it should not be assumed that the property remains precisely as displayed in the photographs.
6. Fowlers cannot verify whether the property and its grounds are subject to any restrictive covenants, rights of way, easements etc, and purchasers are advised to make further enquiries to satisfy themselves on these points.