



Byfields

Brooks Green Road, Coolham, West Sussex, RH13 8GR

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Alex Harvey
A passion for property

Byfields

A detached bungalow situated in the rural hamlet of Coolham with current planning permission (SP/29/83) to extend into a significantly larger two storey home. Byfields sits in a 0.3 acre plot and being the last property in Coolham as you go north, benefits from uninterrupted views over open farmland to the West with potential to further extend the ground floor (STPP).

- THREE DOUBLE BEDROOMS
- TWO RECEPTION ROOMS
- KITCHEN BREAKFAST ROOM
- UTILITY/BOOT ROOM
- PARKING FOR 3/4 CARS
- DOUBLE GARAGE



Byfields is the perfect opportunity for anyone wishing to take on a DIY refurbishment of an existing property or a more significant construction project utilising the current planning permission to add a first floor and effectively double the size of the main accommodation.

The current accommodation is laid out as three double bedrooms and bathroom to the north half the property, with generous sized kitchen breakfast room, dining area and a large separate lounge with fireplace and parquet floor to the south, with a utility/boot room accessed from the driveway.

The current planning permission (SP/29/83) allows for an extensive, full loft conversion with additional dormer windows to the front providing first floor bedrooms which would allow some or all of the ground floor accommodation to be reorganised as reception/living space.

There is huge potential with a generous west facing wrap around garden to three sides to then extend the ground floor (STPP).

Alternatively, a cosmetic refurbishment of the existing property is a more immediate possibility for anyone who simply wants take advantage of Byfields position. The whole plot extends to 0.3 acres and the rear is not overlooked by any other neighbouring properties.



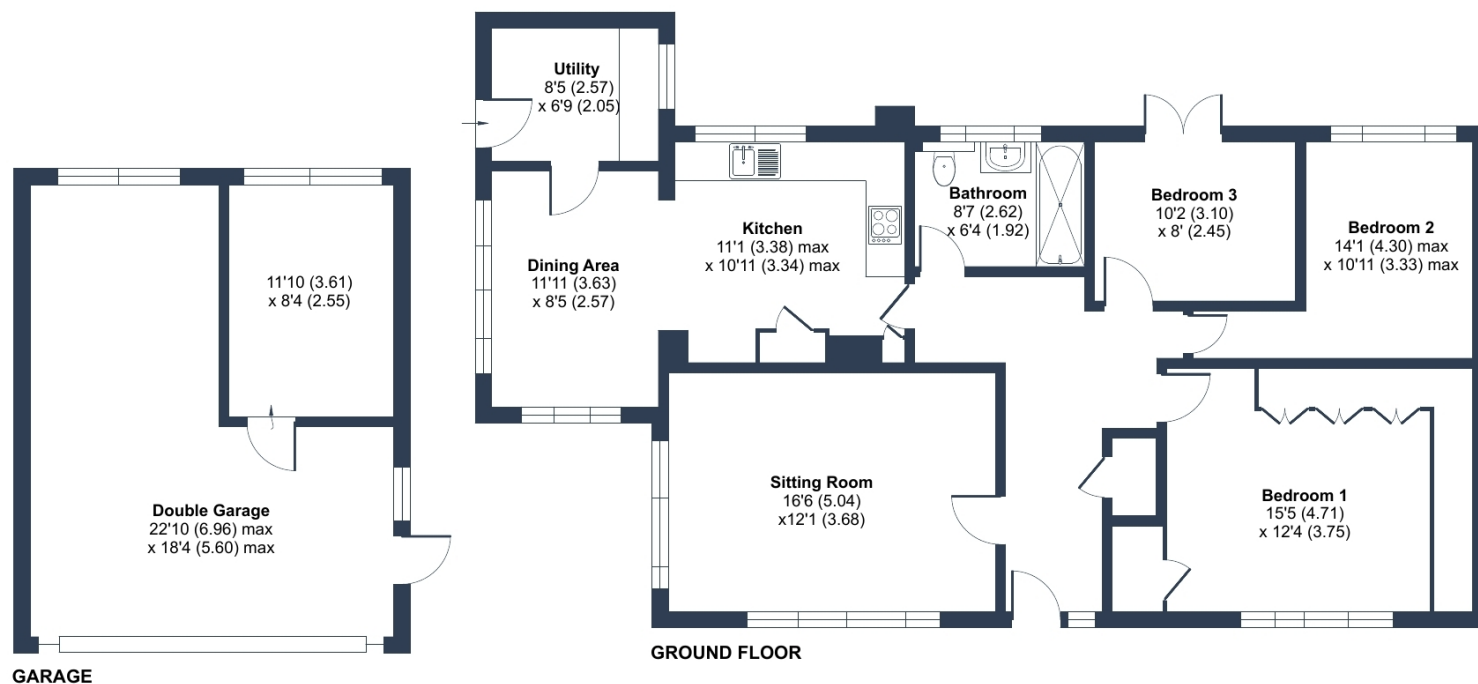
OUTSIDE

The property is approached via a tarmac driveway that provides parking for 3/4 cars and gives access to a double garage part of which is currently partitioned with internal blockwork into a workshop but could easily be removed to reinstate the full space.

Access to the main property is provided by a main door to the front, utility/boot room from the driveway, or French doors to the rear.

The gardens to the rear face due West and take advantage of summer evening sunsets, with views over open farmland into the far distance and are laid as a mixture of patio, lawns, herbaceous borders and mature trees.





Approximate Area = 1131 sq ft / 105 sq m
 Garage = 419 sq ft / 38.9 sq m
 Total = 1550 sq ft / 143.9 sq m
 For identification only - Not to scale

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nlcocom 2025. Produced for Alex Harvey Estate Agents. REF: 1261974

Agents Notes: Measurements, areas and distance are only approximate. These are to only be used for guidance and are intended to give a fair overall summary of the property. They do not form part of any contract or offer and should not be relied upon as a statement or representation of fact. Photographs may include views of the local area and lifestyle shots. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service linked to the property, system or appliance.

Services

Electricity, Oil, water and mains drainage are currently connected to the property.
 Council Tax Band F. EPC-E. Reference PAH190090

Viewings by appointment only - Please contact Alex Harvey Estate Agents on **01403 784110**
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