



Price Range £600,000 - £650,000

Old London Road, Coldwaltham, West Sussex

kw **MARTIN**
LUNDY-LESTER



Old London Road, Coldwaltham, West Sussex, RH20 1LF

Offering light and airy, flexible accommodation, this detached three bedroom bungalow has far reaching views towards the South Downs over rooftops.

Situated within the beautiful village of Coldwaltham, it's only a couple of miles or so from Pulborough, which has a mainline station with direct routes to London and Gatwick, plus two supermarkets and a selection of shops, cafes and takeaways. St James' C of E primary school is only a short walk from the property, whilst The Labouring Man country inn with rooms is almost at the end of the driveway - perfect for enjoying a quiet drink with friends at the end of the day or a lovely Sunday lunch with family.

The bungalow sits on an elevated plot, offering a really good degree of privacy and seclusion with a south facing aspect. To make the most of the setting, the principle garden is at the front of the property, set over two levels with shrubs, trees, level lawns and a couple of patio seating areas. There is a further, full width but the shallow garden area directly behind the property, with space for shaded seating, raised beds for growing fruit and veg and a greenhouse. Internally, the south facing lounge has direct access onto the garden and there is a wonderful kitchen/dining room which is almost 25ft long - great for socialising in. The 15ft utility room has an internal door to the garage and offers scope to add a separate cloakroom / WC. The two larger bedrooms are really good doubles, the third being a very comfortable single. All three have built in cupboard storage. The bathroom is surprisingly large and features his and hers washbasins, a bath and a separate shower. There is an integral double garage and driveway parking.



Lovers of the great outdoors will appreciate the semi-rural location, which is only a few minutes' drive from all local amenities.



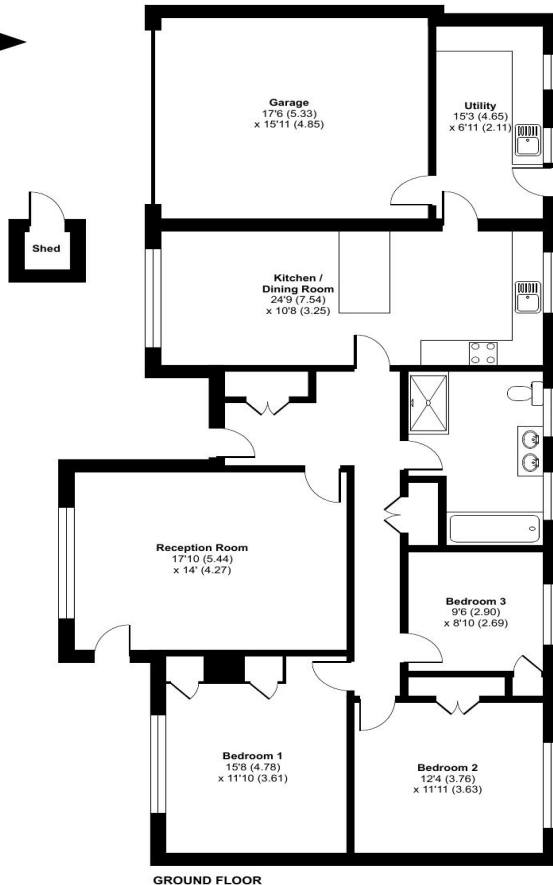
Old London Road, Coldwaltham, Pulborough, RH20

Approximate Area = 1671 sq ft / 155.2 sq m (includes garage)

Shed = 9 sq ft / 0.8 sq m

Total = 1680 sq ft / 156 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Lundy-Lester Ltd. REF: 1105563



Energy Performance Certificate

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			81
(69-80) C			
(55-68) D		56	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.