



Price Range £325,000 - £335,000

London Road, Pulborough, West Sussex





London Road, Pulborough, West Sussex, RH20 1DT

The Bell House was converted from a 300 year old coaching inn by the renowned Surrey housebuilders Lacey Simmons about 20 years ago. There are just four exceptionally high quality apartments in the carefully restored Grade II Listed building - this apartment being the prime ground floor unit, with its own front entrance and French doors giving direct access to the communal rear garden from the kitchen and second bedroom. The stylish and characterful mix of restored period features is complemented by the practicality of a modern, light and spacious home of almost 1100 sq. ft.

The entrance hallway with a store cupboard off leads to a wonderful reception room with an Inglenook fireplace and exposed beams. The well appointed kitchen has space for a table and chairs and opens onto the garden, with gated access to the parking area beyond. Both bedrooms are doubles and have built in cupboards, the principle also featuring an ensuite shower room. The bathroom has a window onto the side of the building.



Surprisingly quiet, the property is only a few minutes' walk from the station, with direct routes to London and Gatwick, making this an ideal "lock up and leave" type home. Tesco and the medical centre are also very close by, with essential shopping items being quickly available from the petrol station and garage just a few steps away.

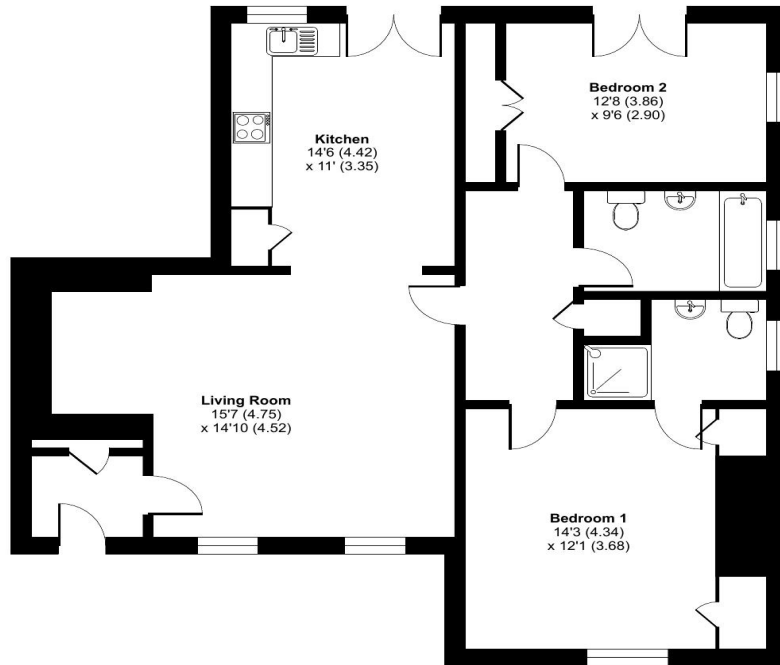
Wonderful walks are available close by, along with a selection of pubs, cafes, restaurants and takeaways, plus two supermarkets and a number of independent and specialist shops in the village. EPC exempt



The Bell House, London Road, Pulborough, RH20

Approximate Area = 1051 sq ft / 97.6 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncthecom 2024. Produced for Lundy-Lester Ltd. REF: 1107546



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