



Price Range £475,000 - £495,000

Barn House Lane, Pulborough

kw **MARTIN**
LUNDY-LESTER

Barn House Lane, Pulborough, RH20 2BS

Chain free, this three bedroom character property sits along a lovely lane which leads directly into The Wildbrooks, with the South Downs beyond - the perfect location from which to enjoy country walks. It's only a few steps from Lower Street, which offers a range of shops, takeaways, a cafe, bakery, "The Oddfellows Arms" pub and all local amenities. The mainline station is less than a mile away, with direct routes to London and Gatwick. There are two supermarkets in the village, plus a large medical centre, dentists, a well stocked library and an active village hall.

Steps lead up from the lane to the front door. The living / dining room overlooks the sunny rear garden, as does the kitchen, which also has space for a small table and chairs. Bedroom one is a really good size and benefits from an ensuite shower room. A family bathroom serves the other two bedrooms and there is a surprising amount of built in storage within the property. An oversized garage with remote control door sits beneath the cottage, as does a lockable store cupboard, large enough to house a couple of wheelie bins. Further parking will be found in the nearby public car park on on-street laybys.

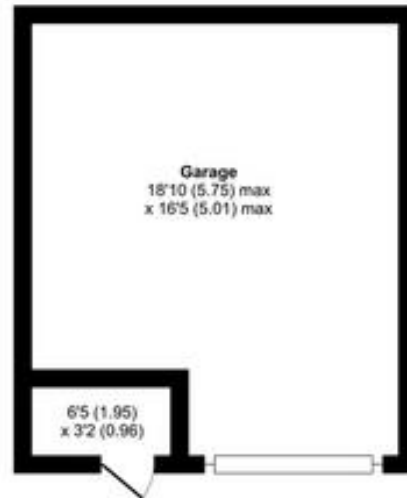




Barn House Lane, Pulborough, RH20

Approximate Area = 849 sq ft / 78.9 sq m
Garage = 308 sq ft / 28.6 sq m
Outbuilding = 20 sq ft / 1.8 sq m
Total = 1177 sq ft / 109.3 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) ©valtechcom 2025. Produced for Lundy-Lester Ltd REF: 1275324

MARTIN LUNDY-LESTER

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

kw MARTIN LUNDY-LESTER

☎ 01798 817257 or 07788 531768

📍 Lancaster House, Storrington Road, Thakeham, RH20 3NA

✉ martin.lundy-lester@kwuk.com

DISCLAIMER

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.