



£525,000 - £550,000

Arun Vale, Coldwaltham

kw **MARTIN**
LUNDY-LESTER



Arun Vale, Coldwaltham, RH20 1LP

Sitting on a good sized, corner plot, this three bedroom detached bungalow in the South Downs village of Coldwaltham has been extended and offers flexible accommodation over one floor. The large porch has plenty of space for coats and shoes and there is a useful utility room leading off the kitchen, with steps down to the rear garden. The triple aspect living / dining room feels bright and airy, with large windows overlooking the front, side and rear. All three bedrooms will comfortably take a double bed, the largest also featuring an ensuite bathroom. Guests use the shower room / cloaks off the hallway.

Outside, the mature gardens provide plenty of opportunity to keep a keen gardener busy and there is a small sunroom to the rear, perfect for sitting out in or to use as a potting area. The driveway sits in front of a single garage.

Solar panels help to make this a very economical home to live in.

Wonderful walks will be found straight from the front door, with all local amenities within a few minutes drive.





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Approximate Area = 1206 sq ft / 112 sq m

Garage = 170 sq ft / 15.7 sq m

Total = 1376 sq ft / 127.7 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). © nchcom 2025. Produced for Lundy-Lester Ltd. REF: 1289697



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		
69-80	C		
55-68	D		55 D
39-54	E	49 E	
21-38	F		
1-20	G		



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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.