



## Penelope Cottage Coombelands Lane, Pulborough - RH20 1BS

Guide Price £425,000



## Penelope Cottage, Coombelands Lane, Pulborough

- Double aspect sitting room with open fire and door to garden
- Kitchen with space for appliances
- Three bedrooms and first floor bathroom
- West facing garden abutting open land
- Parking for several vehicles
- No forward chain
- Countryside setting with numerous walks around
- Oil fired heating, cesspit

Introducing this charming 3-bedroom semi-detached house boasting a tranquil countryside setting abutting farmland.

Step inside to discover a double aspect sitting room featuring an inviting open fire and access to the garden through a convenient door. The property includes a kitchen with space for appliances. On the first floor there are three bedrooms and a bathroom.

Outside, a West-facing garden adjoins open land, providing a serene backdrop for relaxation and entertaining. Parking is readily available for multiple vehicles, ensuring ease and practicality for residents and guests alike. Additional highlights include oil-fired heating and a cesspit, offering essential amenities in this idyllic locale.

Embrace the leisurely lifestyle with numerous nearby walking routes and the peace of a property free from forward chain constraints. Don't miss this opportunity to make this peaceful retreat your next home.





The area around Pulborough provides a wide range of sporting and recreational facilities with West Sussex Golf Club and other golf clubs further afield at Cowdray Park and Goodwood. There is gliding at nearby Parham, theatres at Chichester, Horsham and Worthing and sailing centres all along the coast. The local countryside provides numerous walks and bridle paths including the South Downs Way. Of special note is the RSPB nature reserve at Wiggonholt Brooks. Pulborough has rugby, bowls and cricket clubs, where there are leisure centres at Storrington and Billingshurst. There is a main line railway station with links to London Victoria and the South Coast. Schooling locally is St Mary's C of E aided primary school and secondary school is The Weald School in Billingshurst.

EPC: E

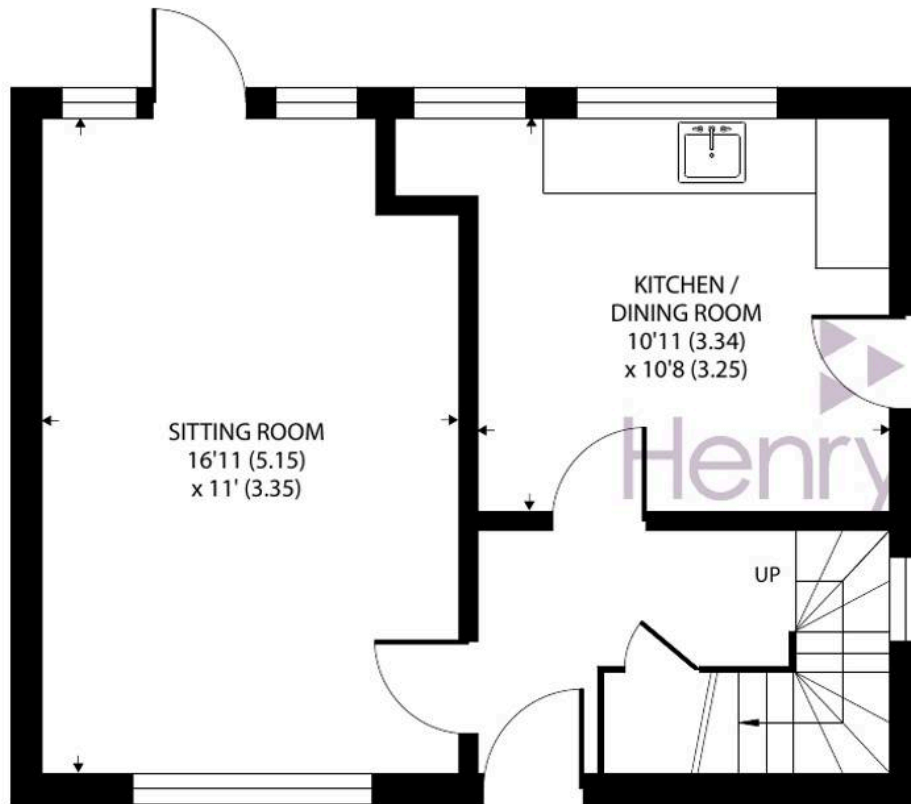
Council Tax band: C

Tenure: Freehold

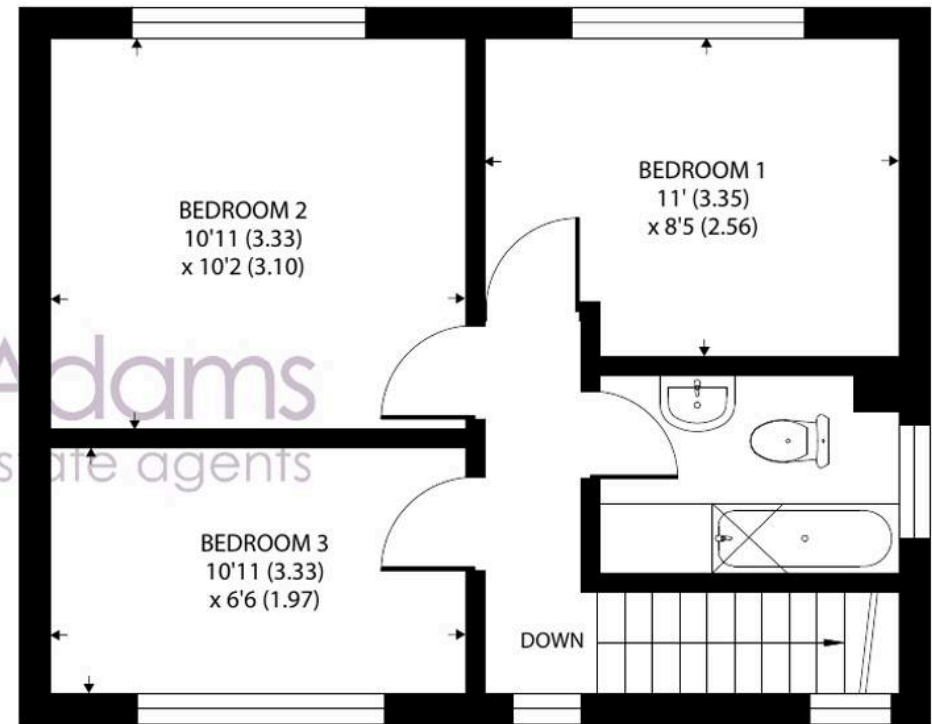








GROUND FLOOR



FIRST FLOOR

Approximate Area = 772 sq ft / 71.7 sq m  
For identification only - Not to scale







## Henry Adams - Storrington

Henry Adams LLP, Mulberry House, 8 The Square - RH20 4DJ

01903 742535 • [storrington@henryadams.co.uk](mailto:storrington@henryadams.co.uk) • [www.henryadams.co.uk/](http://www.henryadams.co.uk/)

Agents Note - Our particulars are for guidance only 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. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any