



Cedar Cottage | 76 Lower Street | Pulborough | West Sussex | RH20 2BW

**H.J. BURT**  
Chartered Surveyors : Estate Agents



Cedar Cottage | 76 Lower Street | Pulborough | West Sussex | RH20 2BW

Offers in the Region Of: £395,000 | Freehold



- Two bedroom Grade II Listed detached character cottage. Freehold. EPC 'E'. Council Tax Band 'C'.
- Central village location with views towards Pulborough Brooks from the majority of rooms.
- Underfloor heating to the kitchen/breakfast room and bathroom.
- Patio and lawned garden with terrace area perfect for Al-fresco dining.
- Modern fitted kitchen/breakfast room with French doors to the garden.
- Sitting room with feature fireplace and flagstone floor.
- Two allocated parking spaces.

### Description

A beautifully presented Grade II Listed 2 bedroom detached cottage in the central village location of Pulborough and benefiting from two allocated parking spaces to the rear, located off Rectory Lane, and being less than a mile's drive to the mainline station. The property offers accommodation of great character subtly combining modern and period features with its modern well fitted kitchen/breakfast room with views towards Pulborough Brooks, beech worktops, vaulted ceiling, exposed beams and underfloor heating and with French doors to the terrace and garden area; sitting room with exposed beams, stone floor and feature fireplace; separate utility room with sink and space for appliances and with door out to garden; modern white bathroom with underfloor heating. To the first floor, two bedrooms, with bedroom 1 being double aspect with vaulted ceiling and exposed beams and bedroom 2 with fitted cupboard and exposed beams and with both bedrooms enjoying distant views towards Pulborough Brooks. The garden is enclosed and private with a terrace area perfect for al-fresco dining and a raised lawn area, and with steps leading up to the gravelled parking area with its two allocated parking spaces.

### Location

Cedar Cottage, 76 Lower Street, is situated on Lower Street and with its two allocated parking spaces located on Rectory Lane, just behind the property. Pulborough has a good range of local shops and superstore, in addition to the mainline railway station with services to London Victoria and London Bridge. Storrington village is to the East with its comprehensive range of shops and facilities including Waitrose superstore. Billingshurst, offers similar facilities and mainline railway station, whilst the old market town of Horsham has a wider range of facilities. There are extensive public footpaths including



links to the South Downs Way with its extensive walking, riding and mountain biking opportunities.

### Information

Photos & particulars prepared: by HJ Burt June 2024 (Ref LG).

Services: Mains water, gas and electricity understood to be connected. Gas central heating.

Land Registry Title No. WSX123532.

Local Authority: Horsham District Council

Council Tax Band: 'C'

What3words:///regret.mini.grower

### Directions

Heading towards Pulborough on the A283, continue past Glebelands on the right and the property can be found on Lower Street, on the junction of Lower Street and Rectory Lane. The parking for this property is located on Rectory Lane, first two parking spaces on the left.

### Viewing

An internal inspection is strictly by appointment with:

### H.J. BURT Steyning

The Estate Offices | 53 High Street | Steyning | West Sussex | BN44 3RE

01903 879488 | [www.hjburt.co.uk](http://www.hjburt.co.uk) | [steyning@hjburt.co.uk](mailto:steyning@hjburt.co.uk)

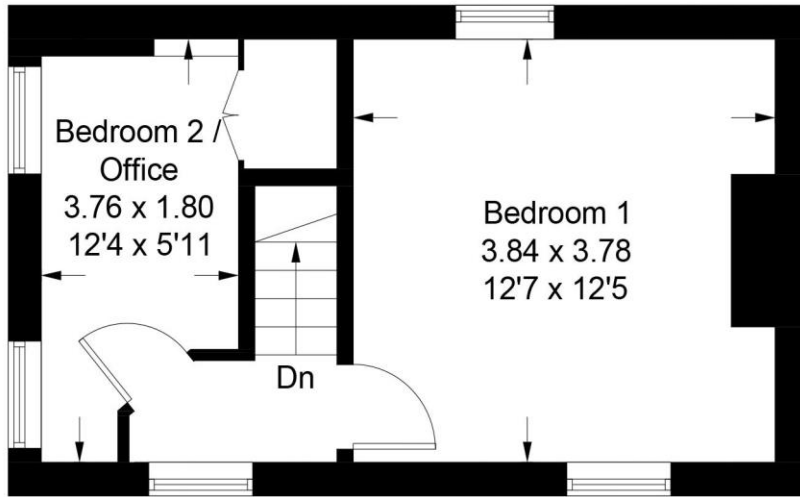


**IMPORTANT NOTE:** These particulars and photographs were prepared on the date as stated above by H.J. Burt in good faith for the guidance of purchasers. The descriptions, measurements and distances within the particulars were taken by H.J. Burt or taken from information supplied by the vendor, but should only be relied upon as approximations and not as statements or representations of fact. Information regarding the tenure of this property has not been verified and purchasers should consult their own solicitor for verification. H.J. Burt offer no warranty as to the condition of the property, services or appliances. Purchasers should satisfy themselves as to such condition. H.J. Burt have not made any enquiry concerning Planning Consents, Building Regulations or other approvals for any part of the property unless specifically referred to and purchasers are advised to make their own enquiries of the Local Authority.



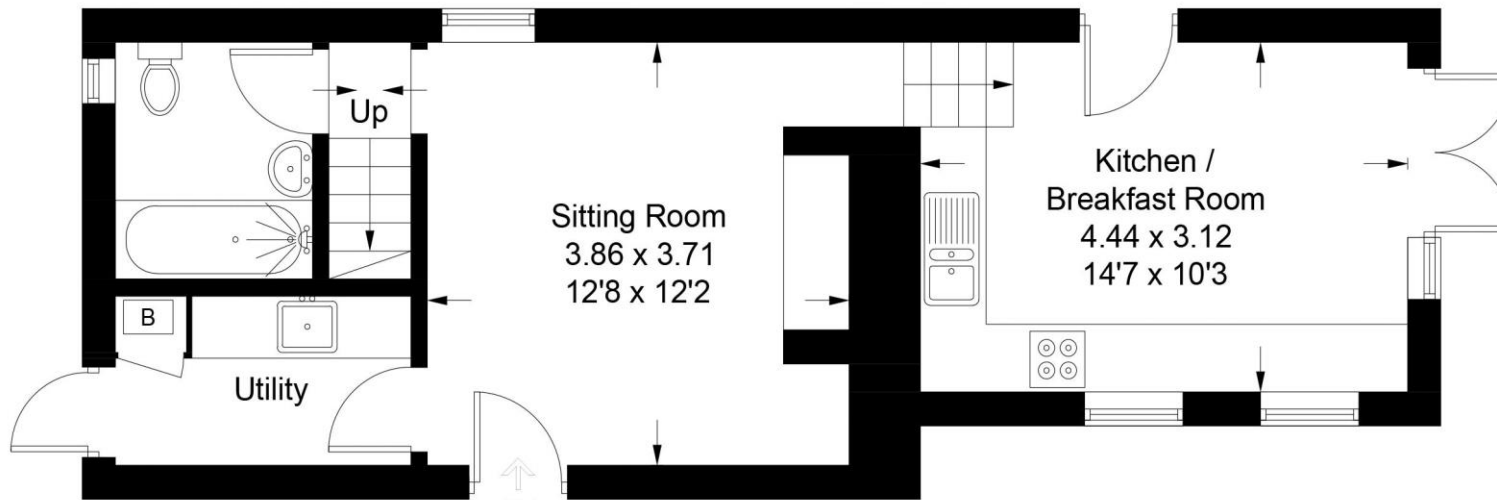
# Church Lane, RH20

Approximate Gross Internal Area  
66.7 sq m / 718 sq ft



**First Floor**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83   B
69-80	C		
55-68	D		
39-54	E	50   E	
21-38	F		
1-20	G		



**Ground Floor**

PRODUCED FOR H.J BURT ESTATE AGENTS.

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows and rooms are approximate. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and used as such by any prospective purchaser. Created by Emzo Marketing 2024.(ID1066563)



**H.J. BURT**  
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