



56 Arun Vale Coldwaltham Pulborough West Sussex RH20 1LP

**Comyn
& James**
Town and Country Homes



In a pleasant, tranquil residential setting with a wonderful open aspect to the South Downs – a spacious, extended bungalow with annex – set in a charming landscaped garden with garage and parking.

Entrance Hall | Kitchen | Dining Room | Spacious Living Room | 4 Bedrooms in Total | Bathroom Annex with Bedroom 4 & Shower Room

Garage (reduced length) | Driveway
Beautiful Front and Rear Gardens
Fine views to the Downs

Tranquil Residential Cul-de-Sac | Open views over a 'Green' in front

Convenient for Bus Services, Country Walks, Village Church & Hall and Country Inn



Front Garden and Driveway : A very neat front garden dressed with 'Weatherstone' and bordered by shrub beds stocked with a fine array of Choisya and Aubrieta plants, interspersed with young prunus trees. Mature hedging to one side and a paved path to the rear garden. The driveway has space for 2/3 vehicles and leads to a single garage.

Entrance Hall : Part glazed front door and internal side door to the garage.

Living Room : A lovely, light and spacious room with fine views south over a 'green' to the Downs in the distance. Handsome central fireplace with a wood burning stove and slate hearth.

Kitchen : Another bright and well arranged room with a similar outlook to the south. Extensive range of wall and floor units and sink unit. Electric hob with cooker hood, double oven and built-in dishwasher. Space for an upright fridge/freezer. Oil fired 'Eurostar' boiler. Leading to :

Dining Room : with a sliding glass door opening to the rear terrace and main garden.



Inner Hall : Airing cupboard with a hot water tank and shelves. Further storage cupboard and loft hatch.

Bedroom 1 : Enjoying some nice views over the main garden and featuring a wall of full height wardrobe cupboards with inset dresser.

Bedroom 2 : Lovely views south to the Downs. Wardrobes.

Bedroom 3 : Views over the garden. Wardrobe cupboard.

Bathroom : With a modern 'walk-in' shower and screen, panelled bath with shower attachment, wash hand basin and WC. Tiled floor and walls. Heated towel rail and obscured windows to the rear.

Side Wing :

Lobby : Wall and floor cupboards and space for a fridge or freezer. Glazed door to the rear garden.

Bedroom 4 : Another spacious bedroom with triple aspect, wardrobe cupboard and a sliding glass door to the main garden.



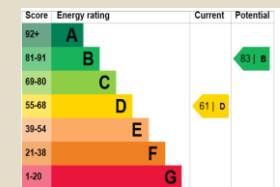
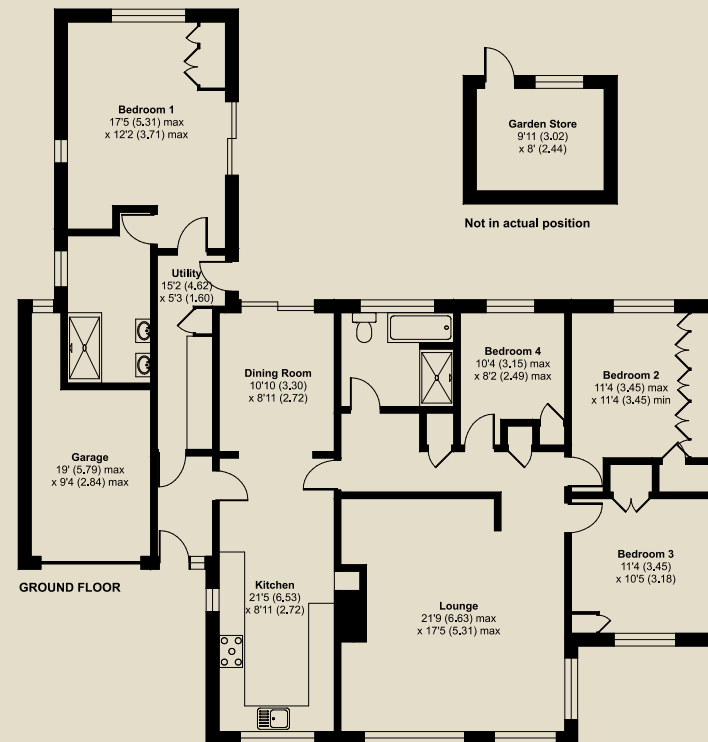
Arun Vale, Coldwaltham, Pulborough, RH20

Approximate Area = 1724 sq ft / 160.1 sq m (includes garage)

Garden Store = 80 sq ft / 7.4 sq m

Total = 1804 sq ft / 167.5 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). © nrich-com 2021. Produced for Comyn and James. REF: 720945

Shower Room : With handsome modern fittings including a large walk-in shower, twin wash hand basins with cupboards under, WC and bidet. Heated towel rail, tiled floor and part tiled walls.

Integral Garage : With a roller door and inner door to the hall. Lighting, power points, loft hatch and plumbing and space for washing machinery.

(Nb : this garage has been slightly foreshortened to accommodate part of the annex bathroom behind).

Rear (Main) Garden : A prime feature of this lovely property with a paved terrace (space for al-fresco dining/entertaining) leading up to a lawn bordered by well stocked shrub and flower beds (including roses, varieties of Choisya, Aubrieta, Rosemary and Rhododendrons).

There is a Clematis clad pergola and a range of young fruit trees. Mature hedges give a good degree of privacy and to the rear there is a well arranged vegetable garden, greenhouse, garden shed and a modern plastic oil tank.

The top of the garden provides wonderful views over rooftops to the Downs in the distance. A side gate and paved path lead to the front garden. CJ 17/5/21 amended floor plan 25.5.21



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