



Price Range £570,000 - £600,000

Potts Lane, Pulborough

kw **MARTIN LUNDY**
ESTATE AGENTS



Potts Lane, Pulborough RH20 2AH

Chain free and ready to move into, this handsome cottage is believed to date back to the early 1800s. It sits alongside a narrow lane, which becomes a footpath, above Lower Street where a number of shops, a cafe, bakery, pub and other local amenities will be found. There are two supermarkets in the village, plus doctors, dentists and a mainline station with direct routes to London and Gatwick.

There's driveway parking for two cars to the front and side of the property, with the front door leading straight into the country-style kitchen with range cooker. The separate dining room would alternatively make an excellent study or playroom, as the lounge is large enough to be used as a sitting / dining room. A ground floor shower room / wc leads off an inner hallway. Upstairs, all three bedrooms are doubles, there's a good sized bathroom and the main bedroom has a wonderful vaulted ceiling with Velux skylights, plus French doors onto a south-facing balcony with space to sit and look out at the wonderful view to the South Downs.



The rear garden feels very secluded and features a wraparound decked seating area from the lounge, with steps down to a lawn with shrub and wildflower borders. Gated access from the end of the garden leads across the driveway of the property directly behind and onto Lower Street itself.

Wonderful walks will be found close by and the primary school is about a third of a mile away on foot. Older children catch a bus to The Weald from a couple of stops nearby.



Jessamine Cottage, Pulborough
Gross Total = 1226 sq ft / 113.9 sq m
(excluding storage areas & balcony)



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		77 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

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.