



£450,000

Potts Lane, Pulborough

kw **MARTIN**
LUNDY-LESTER



Potts Lane, Pulborough RH20 2AH

Offered chain free, this semi detached house has been in the same family for over 50 years. It's a very loved home and would now benefit from modernisation and remodelling.

Situated within an elevated position above Lower Street, all local amenities are within easy reach, including a range of shops, bars, cafes and the local bakery. The primary school is only a few minutes walk away, with older children catching a bus to The Weald Secondary School from a couple of stops close by. Currently, the ground floor consists of a small kitchen, a bathroom and three reception rooms but there is plenty of scope to improve the layout, subject to the usual consents being obtained. There is a cloakroom / wc on the first floor, plus a double bedroom and a third bedroom / study area. The views towards the South Downs improve as you move the higher up through the house, with the top floor bedroom offering a beautiful view over rooftops.

The property is accessed via a pedestrian gate towards the top of Potts Lane, although there is also vehicular access to the double garage from the Lower Street end of the road. Pulborough's mainline station is about a mile away, providing direct routes to London and Gatwick.

The south facing garden has a choice of patio seating areas and a lawn, with space for children to play, or for adults to relax with family and friends.





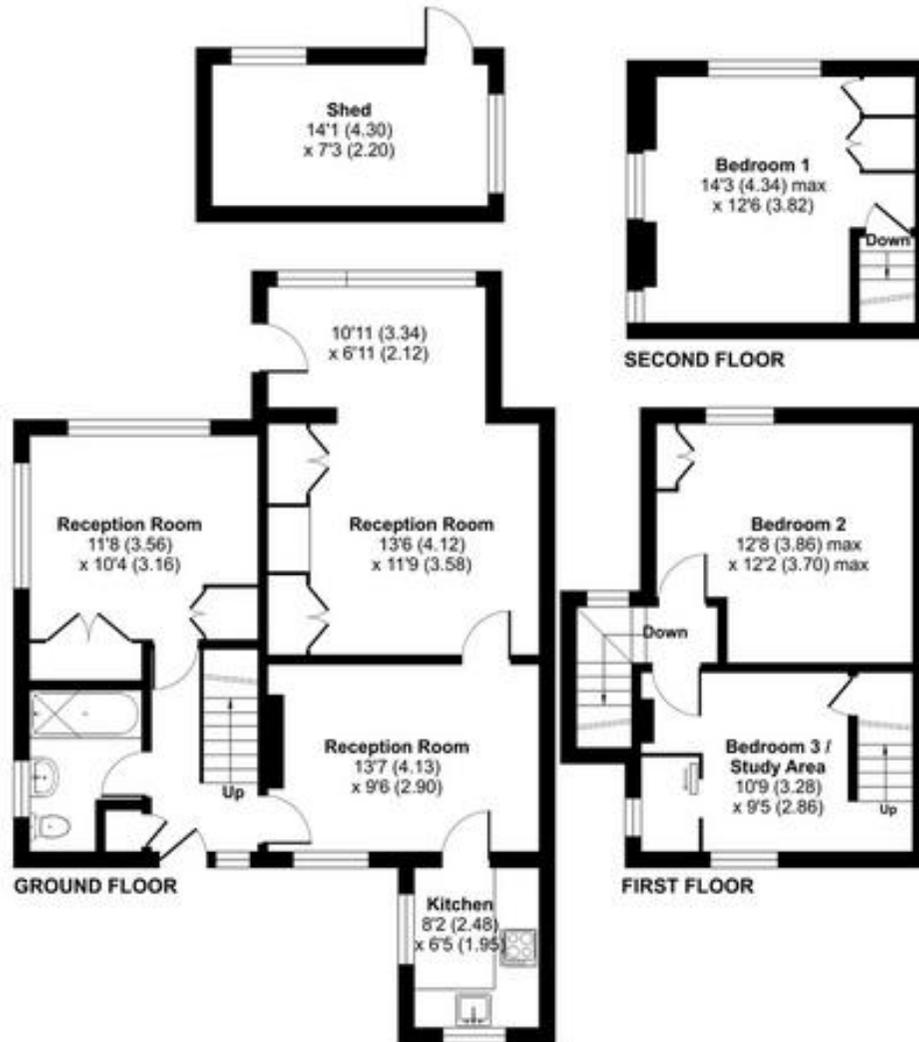
Potts Lane, Pulborough, RH20

Approximate Area = 1186 sq ft / 110.1 sq m

Shed = 102 sq ft / 9.4 sq m

Total = 1288 sq ft / 119.5 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). © rnh/accom 2025. Produced for Lundy-Lester Ltd. REF: 1317195



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		79 C
55-68	D	63 D	
39-54	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.