



£1,800 pcm

Lower Street, Pulborough

**kw** **MARTIN LUNDY**  
**ESTATE AGENTS**

## Lower Street, Pulborough RH20 2BP

This deceptively spacious character cottage offers a wealth of period features, within a few minutes walk of all local amenities. The primary school is less than half a mile away, with older children catching a bus to The Weald from a couple of stops just down the road. There's plenty to do in this bustling village on the edge of the South Downs, with a range of bars, cafes, shops and restaurants, plus a bakery, butchers, doctors and dentists. Wonderful walks and bike rides will be found almost from the front door and there's access to the River Arun for kayaking and so on close by.

With more than 1000sq ft of living space, plus a useful cellar for storage, the property is far larger than it looks from the road. It has three reception rooms, including a south facing conservatory. The kitchen and bathroom have both been replaced within the last four years and there is an unfinished utility room which could alternatively be used as a second bathroom (as it used to be) or as a study for working from home. Two of the three bedrooms are good doubles, the third is a nice single with a built in cupboard.

The rear garden is surprisingly large, with a gravel seating area and a lawn for children to play on. A couple of mature trees offer welcome shade during the warmer days and there is gated access to the driveway behind the garden. The current owners park a second car alongside the cottage.





## Lower Street, Pulborough, RH20

Approximate Area = 1135 sq ft / 105.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS) Residential. © nrhcom 2020. Produced for Lundy-Lexel Ltd. REF: 1461311



## 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		79
(55-68)	<b>D</b>	57	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>			EU Directive 2002/91/EC

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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.