



Price Range £630,000 - £660,000

Silverdale, Coldwaltham



Silverdale, Coldwaltham, RH20 1LJ

Offered chain free and with more than 2000sq ft of living and internal storage space, this detached family home offers flexible accommodation within the very desirable South Downs village of Coldwaltham.

The large driveway sits behind a timber five bar gate and offers ample parking for several cars, as well as being ideal for anyone with a caravan, motorhome or boat. The welcoming hallway opens onto a number of reception rooms, including a large living room, a dining / playroom with orangery style conservatory off and a study / fourth bedroom, perfect for working from home. There's a double bedroom with ensuite shower room on the ground floor, making this a great home for multi generational living or anybody with mobility difficulties. The L-shaped kitchen / breakfast room feels very sociable and has a door onto a patio seating area. The mature, wraparound rear garden beyond is a good size and is ready for the next owner to transform into a wonderful place for children to play or for adults to relax with friends. Upstairs are two further double bedrooms, both with built in wardrobes, plus a family bathroom and lots of eaves storage.

The primary school and church are only a few minutes walk away and The Labouring Man pub is also close by. Commuters will like that Pulborough's mainline station is a five minute drive, with all local amenities also within easy reach.



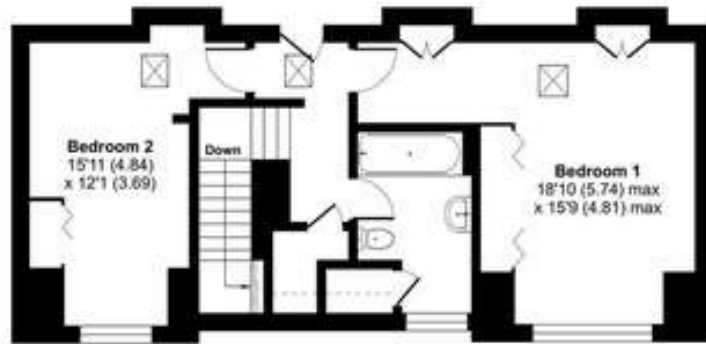


Priory Lodge, Silverdale, Coldwaltham, RH20

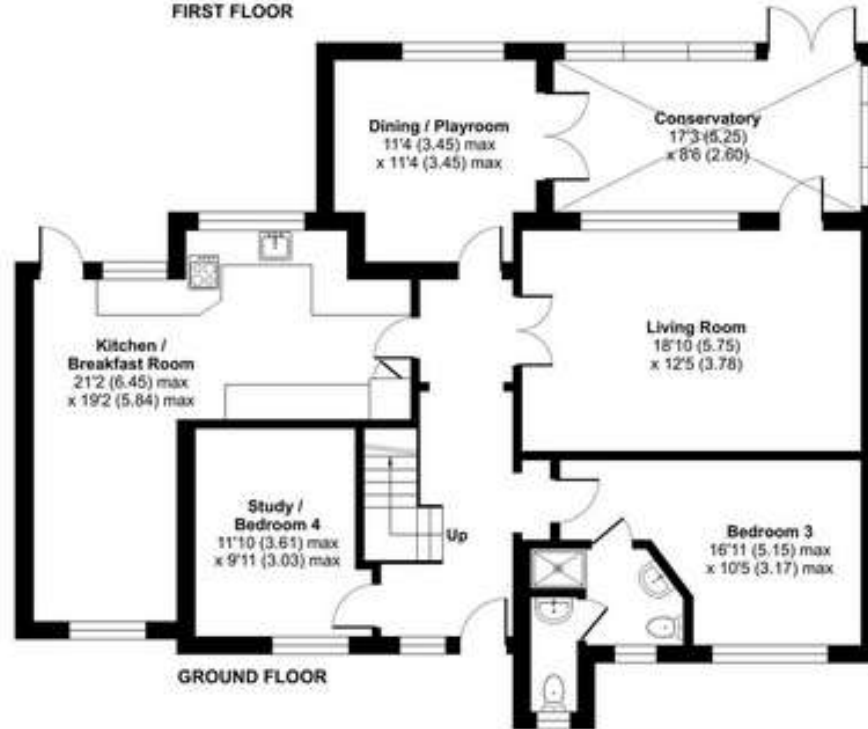


Denotes restricted head height

Approximate Area = 1894 sq ft / 176 sq m
Limited Use Area(s) = 7 sq ft / 0.6 sq m
Total = 1901 sq ft / 176.6 sq m
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

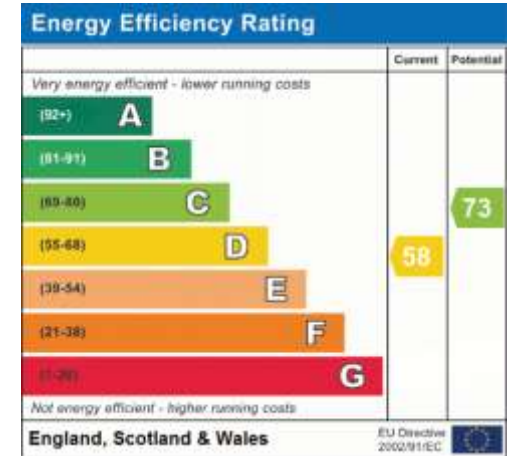


Floor plan produced in accordance with NICE Property Measurement Standards incorporating International Property Measurement Standards (IPMS) Residential. © November 2020. Produced for Lundy-Lester Ltd. REF: 1827225

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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.



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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.