

OVER 60?

Secure this property
for up to **59% less!**



Guide Price
£750,000
Freehold

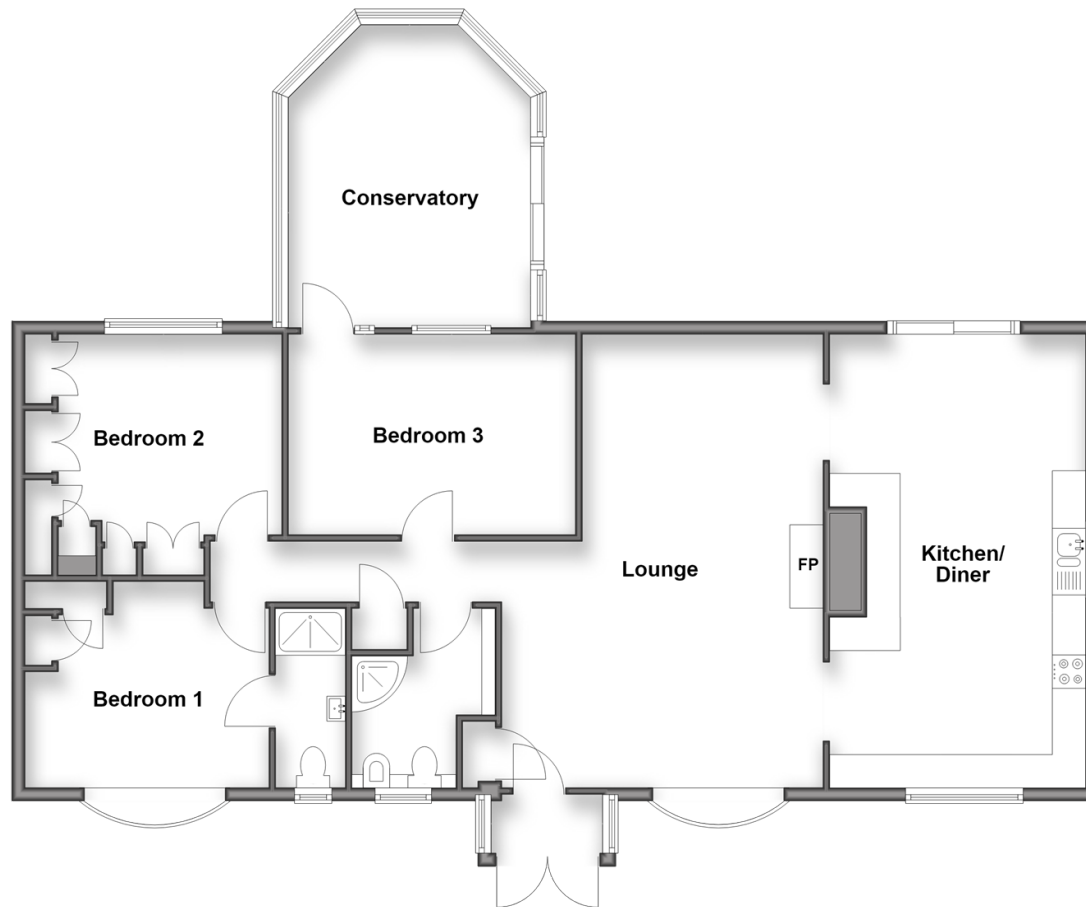
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River Lane, Watersfield, Pulborough, West
Sussex, RH20

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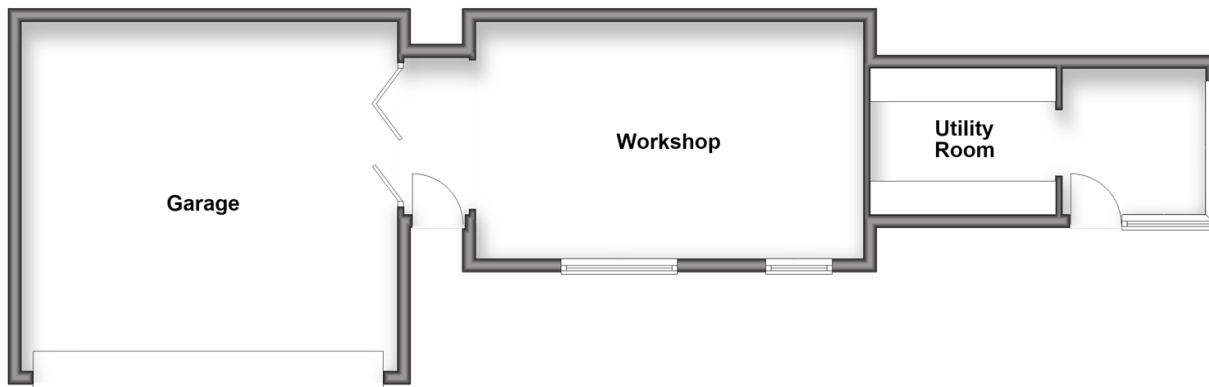
Ground Floor

Approx. 126.6 sq. metres (1363.1 sq. feet)



Outbuilding

Approx. 64.5 sq. metres (694.2 sq. feet)



Accommodation

GROUND FLOOR

Entrance Porch

Lounge: 22'5 maximum x 15'10 maximum
(6.84m x 4.83m)

Kitchen/Diner: 23'1 x 12'7 (7.04m x 3.84m)

Family Shower Room

Bedroom 1: 12'1 into fitted wardrobes x
10'2 into fitted wardrobes (3.69m x
3.10m)

En-Suite Shower Room

Bedroom 2: 12'4 up to fitted wardrobes x
9'11 up to fitted wardrobes (3.76m x
3.02m)

Bedroom 3: 10'1 x 9'10 (3.08m x 3.00m)

Conservatory: 14'8 x 12'0 (4.47m x 3.66m)

OUTBUILDING

Double Garage

Workshop: 23'7 x 11'3 (7.19m x 3.43m)

Utility Room: 16'10 x 7'5 (5.13m x 2.26m)

OUTSIDE

Large Driveway

Car Port

Front Garden

Rear Garden

Summer House

Shed



Main features

- Stunning and far reaching views overlooking the beautiful countryside
- Well established and well maintained rear garden
- Driveway, double garage, workshop and carport
- Peaceful and tranquil setting
- Ideal for families and buyers who are downsizing



Nearest Schools

Primary School: St James CofE Primary School 0.9 miles

Secondary School: The Weald 7.3 miles



Transport Information

Train Stations:
Pulborough 2.5 miles
Amberley 2.5 miles



Address

River Lane, Watersfield, Pulborough, West Sussex, RH20



Directions

For directions to this property please contact us.



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Call Pulborough Branch 01798 875151 ■ [cubittandwest.co.uk](https://www.cubittandwest.co.uk)



■ If buying to rent, please check if Local Authority licensing schemes apply before proceeding
■ Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease

■ If buying to let, the energy rating will need to be improved to at least 'E' rating before you can let the property

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