



Price Range £625,000 - £650,000
Broomers Hill Lane, Pulborough

kw **MARTIN LUNDY**
ESTATE AGENTS

Broomers Hill Lane, Pulborough RH20 2HZ

Chain free, this five bedroom detached house offers scope for the next owner to modernise and improve it, with the flexible accommodation set over two floors. Believed to have originally been two cottages, the property sits along a country lane, less than two miles from the village of Pulborough. A choice of shops, pubs, restaurants and supermarkets will be found within a few minutes drive and there are wonderful walks straight from the front door. Commuters will appreciate the direct routes to London and Gatwick from nearby Pulborough and Billingshurst mainline stations.

There are three reception rooms downstairs, including a living room with open fire, a dining hall and a study / playroom. The breakfast kitchen has space for a table and chairs and has access onto a suntrap rear courtyard, with two attached stone built store rooms beyond - perfect for storing bikes, kayaks and so on. The utility room is a pleasant surprise, not usually found in a house of this age. Upstairs, three of the bedrooms are doubles, the other two being really good singles. Bedroom one has an ensuite shower, with the family bathroom serving the others. Although not large, the garden feels very private, with space for children to play or for adults to relax with family and friends. The driveway comfortably has parking for three or four cars.





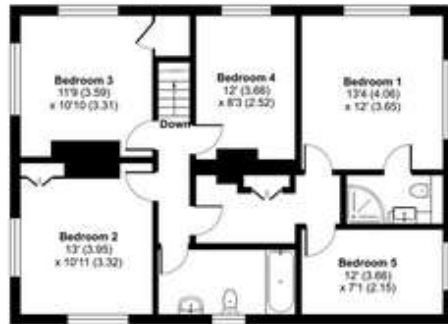
Rose Cottage, Broomers Hill Lane, Pulborough, RH20

Approximate Area = 1758 sq ft / 163.3 sq m

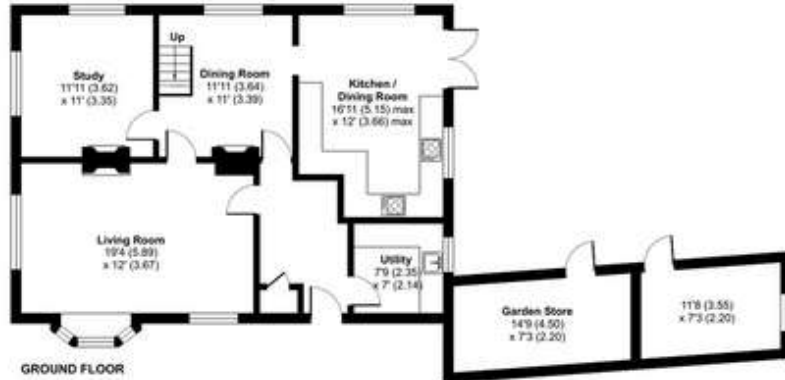
Outbuildings = 191 sq ft / 17.7 sq m

Total = 1949 sq ft / 181 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS) Residential. © Robinson 2025. Produced for Lundy-Lester Ltd. REF: 1348115



MARTIN LUNDY-LESTER

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		80 C
55-68	D		
39-54	E		
21-38	F	27 F	
1-20	G		

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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.