



Price Range £575,000 - £600,000

Brook Lane, Coldwaltham, Pulborough

kw **MARTIN LUNDY**
ESTATE AGENTS

Brook Lane, Coldwaltham, Pulborough, RH20 1LS

Offered chain free, this detached character home is situated along a country lane, just off the A29, with wonderful walks almost from the front door into the South Downs countryside. In need of modernisation, there's plenty of scope for the next owner to add value and their own personality to the property. It's less than half a mile from the primary school and the village pub and only a couple of miles further to the bustling village of Pulborough, which has a mainline station and a choice of shops, pubs, cafes and restaurants, plus two supermarkets and the usual local amenities.

There's a large living room with French doors onto the secluded rear garden, plus two further reception rooms, one of which could potentially be used as a fourth bedroom if the utility / cloakroom alongside it is converted into an ensuite. Upstairs, the main bedroom incorporates a dressing area with built in storage and a large ensuite. The other two bedrooms share a Jack and Jill bathroom. A driveway to the side of the house leads to a five bar gate which opens onto the rear garden, which is surprisingly large and offers lots of space for children to play or for adults to relax with family and friends.

Please note - some internal photos have been virtually staged, to help re-imagine the space.





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Approximate Area = 1479 sq ft / 137.4 sq m

For identification only - Not to scale



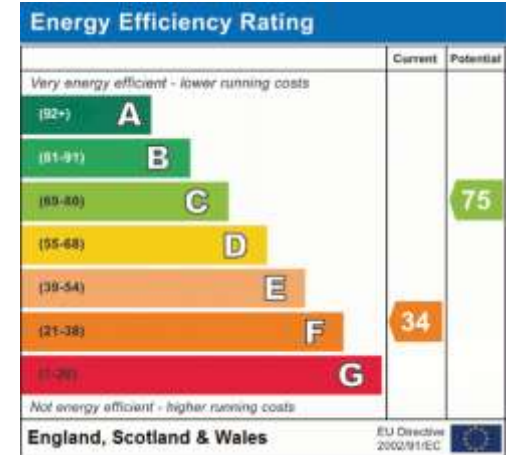
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS) Residential, 2nd Edition 2025. Produced for Lundy-Lester Ltd. REF: 13/15/13



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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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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.