

OVER 60?

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



Guide Price

£375,000

Freehold

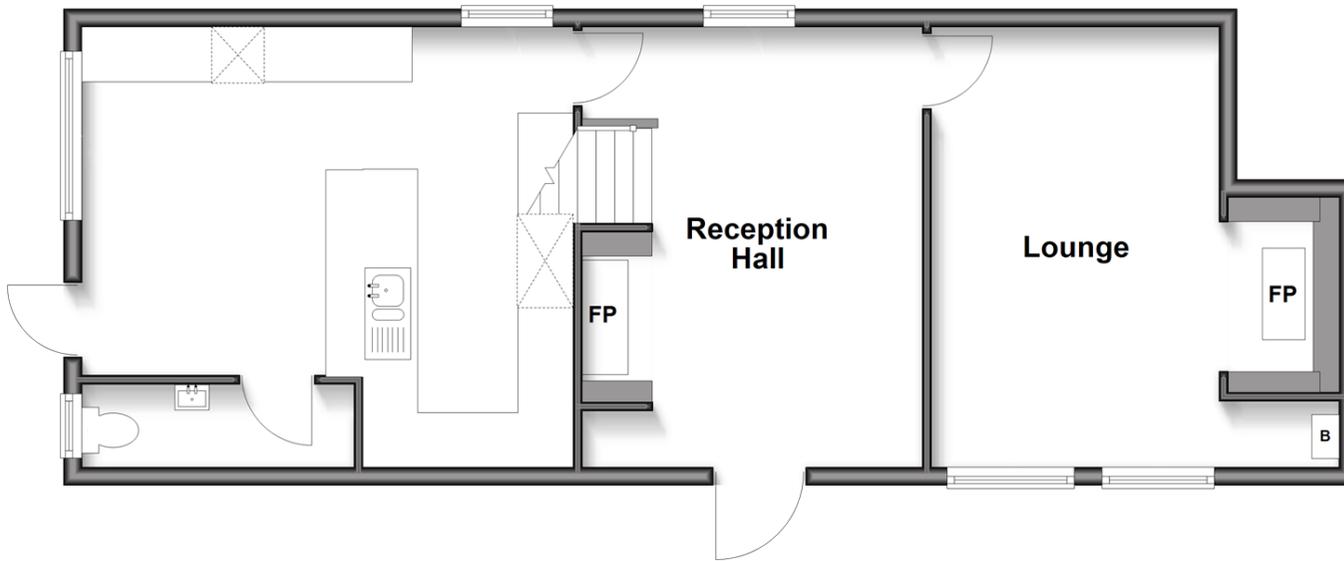
2x  1x  2x 

Forge Cottage, Lower Street, Pulborough,
West Sussex, RH20

cubitt & west
Helping you move forwards

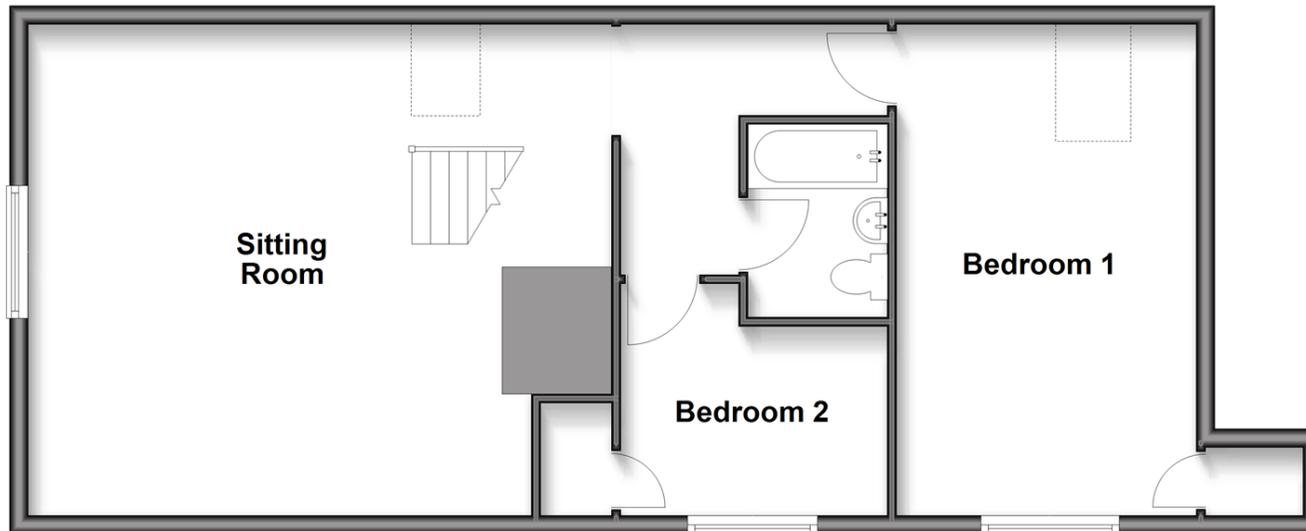
Split Level Ground Floor

Approx. 63.5 sq. metres (683.6 sq. feet)



Split Level First Floor

Approx. 68.4 sq. metres (736.3 sq. feet)



Accommodation

SPLIT LEVEL GROUND FLOOR

Reception Hall: 15'10 x 12'2 (4.83m x 3.71m)

Lounge: 16'4 x 13'0 (4.98m x 3.97m)

Kitchen/Dining Room: 17'8 x 13'0 (5.39m x 3.97m)

Cloakroom

SPLIT LEVEL FIRST FLOOR

Landing

Bathroom

Bedroom 1: 16'10 x 10'7 up to fitted wardrobes (5.13m x 3.23m)

Bedroom 2: 9'7 up to fitted wardrobes x 7'3 minimum (2.92m x 2.21m)

Sitting Room: 21'3 x 17'10 (6.48m x 5.44m)

OUTSIDE

Front Garden

Side Patio Area

Rear Garden



Main features

- Grade II listed property with a wealth of history and character features
- Period features dating back to the 15th century
- Vaulted ceilings and Inglenook fireplaces
- Zoned underfloor heating to the whole of the ground floor
- Good village location with many day-to-day amenities all within close proximity
- Walking distance to the mainline train station



Nearest Schools

Primary School: St Mary's C of E Primary 0.9 miles

Secondary School: The Weald School 5.0 miles



Transport Information

Train Stations:
Pulborough 0.2 miles
Billingshurst 4.7 miles



Address

Forge Cottage, Lower Street, Pulborough, West Sussex, RH20



Directions

For directions to this property please contact us.



cubitt&west
Helping you move forwards

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



- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 50% less, by purchasing a Lifetime Lease.

EPC RATING

CURRENT:	POTENTIAL:
D(59)	B(32)

21406167/20251021/CT/KF