



1 New Cottages | London Road | Hardham | Pulborough | RH20 1LB





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PRICE GUIDE £475,000

An attractive four bedroom period cottage occupying this generous plot of 0.17 of an acre situated in this delightful rural location backing onto open fields to the rear with views extending across farmland and the South Downs National Park and also part of a conservation area. Internally, the property is well presented with accommodation comprising: sitting room, ground floor cloakroom, kitchen/breakfast room with bi-fold doors leading to gardens, walk-in utility room and a family bathroom. Outside, there are generous gardens with off-road parking. The property is situated within walking distance from Pulborough train station with direct links to London Victoria and is offered for sale with no onward chain.

- Semi-detached Cottage
- Occupying 0.17 of an acre
- Four Bedrooms
- Rural Location
- Backing onto open fields
- Entrance Hall
- Ground Floor Cloakroom
- Sitting Room
- Kitchen/Breakfast Room
- Walk-in Utility Room
- Family Bathroom
- Double Glazed Windows
- Generous Gardens
- Off-road Parking
- No Forward Chain
- Viewing Recommended

Entrance Panelled front door to:

Entrance Hall 20' 10" x 8' 1 maximum" (6.35m x 2.46m) Radiator, understairs storage cupboard.

Ground Floor Cloakroom Low level flush w.c., wall-mounted wash hand basin.

Large Walk-In Utility Room 8' 0" x 5' 0" (2.44m x 1.52m) Recessed area suitable for housing fridge/freezer, working surfaces, space and plumbing for washing machine, inset stainless steel sink, free-standing 'Worcester' boiler.

Sitting Room 16' 5" x 11' 11" (5m x 3.63m) Ornamental cast iron fireplace with ornate wood surround, coved ceilings, radiator, uPVC double glazed windows.

Kitchen/Breakfast Room 16' 6" x 8' 0" (5.03m x 2.44m) Range of wall and base units, electric inset four ring electric hob with stainless steel extractor over, range of wood block working surfaces with further drawers and cupboards under, inset one and a half bowl stainless steel single drainer sink unit, integrated oven and

separate grill, space and plumbing for dishwasher, bi-folding doors leading to garden giving delightful outlook over open countryside and French doors leading to side section of garden, concealed spot lighting, laminate flooring.

Stairs to:

First Floor Landing Radiator.

Bedroom One 16' 5" x 9' 1" (5m x 2.77m) Radiator, uPVC double glazed windows.

Bedroom Two 10' 11" x 8' 0" (3.33m x 2.44m) Dual aspect uPVC double glazed windows, access to loft space.

Bedroom Three 8' 0" x 8' 0" (2.44m x 2.44m) uPVC double glazed windows, access to loft space.

Bedroom Four/Study 8' 4 maximum" x 8' 0 maximum" (2.54m x 2.44m) Radiator, uPVC double glazed windows.

Family Bathroom 8' 0" x 7' 11" (2.44m x 2.41m) Inset bath with folding screen and overhead chrome soaker with central controls, low level flush w.c., pedestal wash hand basin, tiled flooring, uPVC double glazed windows, concealed spot lighting.

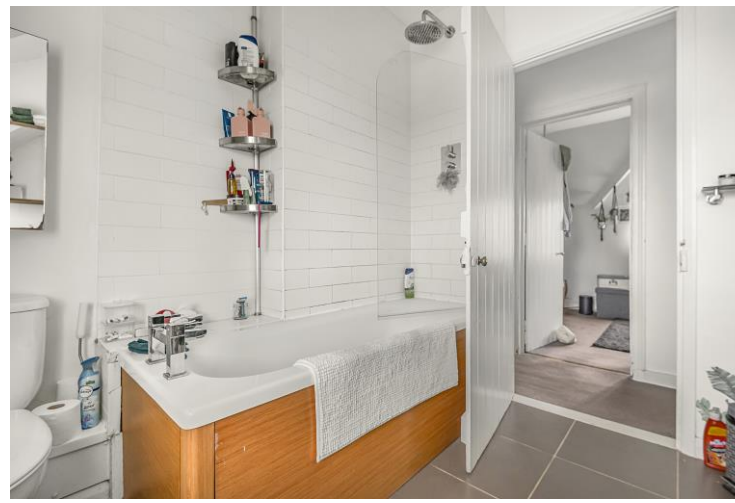
Outside

Front Garden Mainly laid to lawn with driveway parking area.

Rear Garden Being a feature of the property with delightful outlook over open countryside, mainly laid to lawn, screened by fence panelling and fencing with mature trees and shrubs, timber garden shed, storage shed, paved terraced area.

Agents Note: The current owners previously had planning permission for a one-storey extension to the rear of the property.

EPC Rating: Band E.

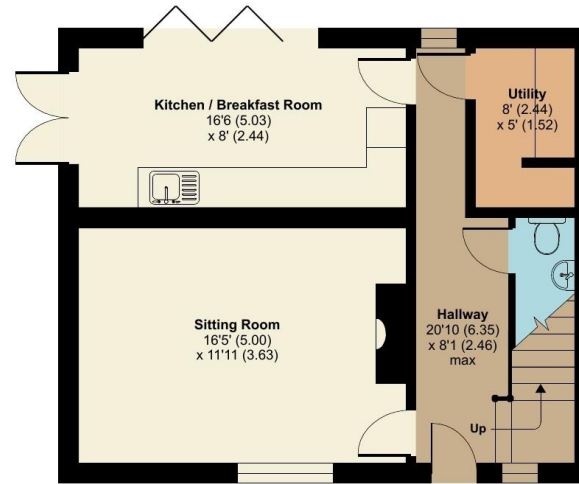




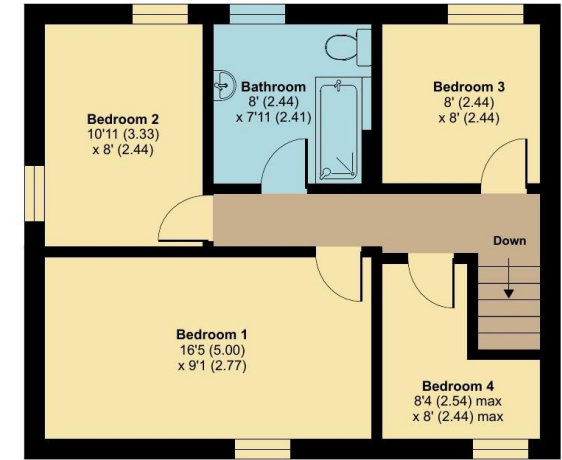
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Approximate Area = 1042 sq ft / 96.8 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2021. Produced for Fowlers Estate Agents. REF: 924593



"We'll make you feel at home..."



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