



Price Range £325,000 - £335,000
London Road, Pulborough, West Sussex

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London Road, Pulborough, West Sussex, RH20 1DT

The Bell House was converted from a 300 year old coaching inn by the renowned Surrey housebuilders Lacey Simmons about 20 years ago. There are just four exceptionally high quality apartments in the carefully restored Grade II Listed building - this apartment being the prime ground floor unit, with its own front entrance and French doors giving direct access to the communal rear garden from the kitchen and second bedroom. The stylish and characterful mix of restored period features are complemented by the practicality of a modern, light and spacious home of almost 1100 sq ft.

The entrance hallway with store cupboard off leads to a wonderful reception room with Inglenook fireplace and exposed beams. The well appointed kitchen has space for a table and chairs and opens onto the garden, with gated access to the parking area beyond. Both bedrooms are doubles and have built in cupboards, the principle also featuring an ensuite shower room. The bathroom has a window onto the side of the building.



Surprisingly quiet, the property is only a few minutes walk from the station, with direct routes to London and Gatwick, making this an ideal "lock up and leave" type home. Tesco and the medical centre are also very close by, with essential shopping items being quickly available from the petrol station and garage just a few steps away.

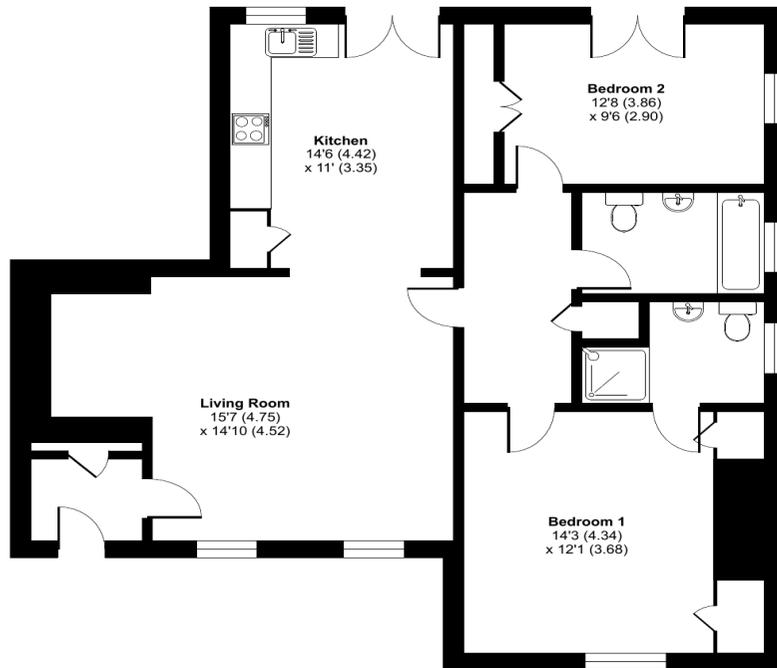
Wonderful walks are available close by, along with a selection of pubs, cafes, restaurants and takeaways, plus two supermarkets and a number of independent and specialist shops in the village. EPC exempt.



The Bell House, London Road, Pulborough, RH20

Approximate Area = 1051 sq ft / 97.6 sq m

For identification only - Not to scale



GROUND FLOOR



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Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Lundy-Lester Ltd. REF: 1107546



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.