



Price Range £350,000 - £375,000

Brookview, Coldwaltham, West Sussex







## Brookview, Coldwaltham, West Sussex, RH20 1LU

Chain free, this mature three double bedroom family home offers well proportioned living space within the popular South Downs village of Coldwaltham. Having been rented out for the last 15 years or so, there is plenty of scope for the next owner to put their own stamp of personality on the property and to add value.

The welcoming hallway leads to a cosy dining room with open fire. The 18ft living room opens onto the kitchen with walk-in pantry and there is a utility room and cloakroom / wc with brick built shed attached. All three bedrooms are good sizes, the principle featuring a built in cupboard. The bathroom has a plain white suite. There are original internal doors to most rooms and a good sized rear garden, with plenty of space for children to play or for adults to relax with friends. The front garden has space for a driveway to be created behind a narrow dropped kerb and subject to consent being attainable.



Wonderful country walks will be found almost from the front door and The Labouring Man pub is only half a mile away. St James' C of E Primary School is a ten minute stroll, with all local amenities being available at nearby Pulborough, about two and a half miles to the north.







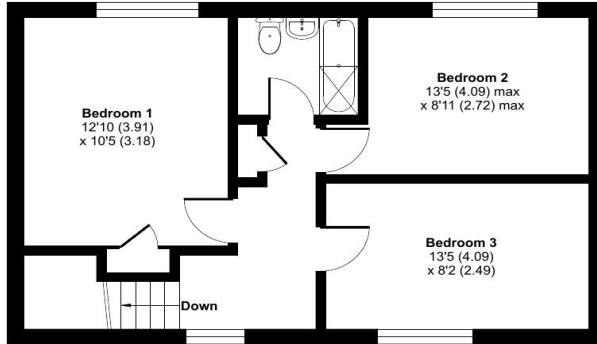
## Brookview, Coldwaltham, Pulborough, RH20

Approximate Area = 1105 sq ft / 102.6 sq m

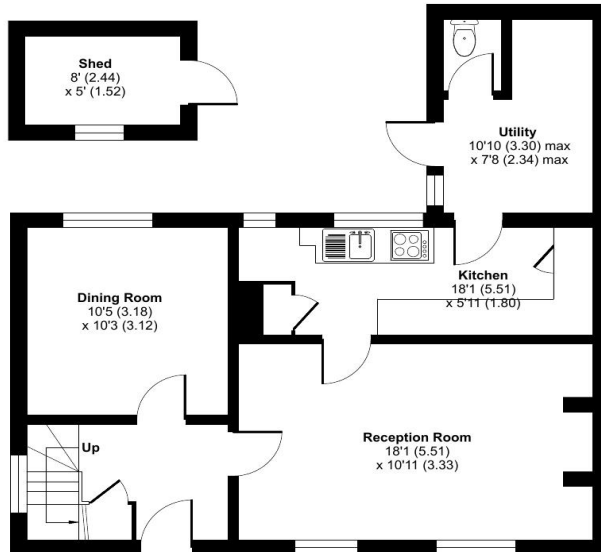
Shed = 40 sq ft / 3.7 sq m

Total = 1145 sq ft / 106.3 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 (IPMS2 Residential). © nichecom 2024. Produced for Lundy-Lester Ltd. REF: 1195261



## 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			<b>77</b>
(55-68) <b>D</b>		<b>56</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



01798 817257 or 07788 531768



Lundy-Lester Ltd, West Chiltington, RH20 2LQ



martin.lundy-lester@kwuk.com

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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.