The Old Presbytery
Church Place, Pulborough, West Sussex, RH20 1AF
The Old Presbytery

An immaculately presented 2 bedroom attached Grade II listed cottage, in a quiet yet convenient location.

- Sitting Room
- Dining/Study Area
- Kitchen

- Family Room
- Master Bedroom
- 2nd Bedroom
- Bathroom
- Courtyard Garden

AMENITIES

The property is conveniently situated in a quiet lane within Pulborough. The open countryside is a short walk away, as are Pulborough’s good range of local shops and services, including Sainsbury’s and Tesco supermarkets, a medical centre and pharmacy, and a main line railway station to London (Victoria).

Billingshurst is about 3.5 miles and Horsham approximately 12.5 miles, both to the north-east, Chichester is around 15 miles distant to the south-west. There is golf at the West Sussex Course at Pulborough, polo at Cowdray Park and Knepp Castle, gliding at Parham Park, the Festival Theatre at Chichester and the RSPB Nature Reserve south-east of Pulborough. In addition, there are numerous footpaths and bridleways for walking and riding enthusiasts.

DESCRIPTION

The Old Presbytery has been comprehensively refurbished by its current owners and is presented in excellent order throughout, boasting a wealth of character features.

The double aspect sitting room is spacious with exposed timbers, brickwork, open fireplace and oak floor, which continues through to a dining/study area. To the rear is a newly fitted kitchen with vaulted ceilings and door to the rear courtyard. Stairs lead down to a stunning converted basement which offers large living space, natural light and fireplace, as well as access to a large storage area. On the first floor the master bedroom is a light double aspect room, there is a 2nd bedroom and a newly fitted bathroom, all benefitting from oak floors and doors.

OUTSIDE

There is an attractive and secluded south facing courtyard garden.
DIRECTIONS
From the roundabout junction of the A283 and the A29 in the centre of Pulborough, proceed in a northerly direction up the hill. Church Place will be found on your left, immediately after passing the church. The Old Presbytery is situated after a short distance on the left hand side.

ADDITIONAL INFORMATION:
Local Authority:
Horsham District Council, Park House, North Street, Horsham, West Sussex, RH12 1RL. Telephone: 01403 215100 www.horsham.gov.uk.

Council Tax:
Band D

Services (not checked or tested):
All mains services are connected.

Links:
www.environment-agency.gov.uk,
www.highways.gov.uk,
www.caa.co.uk,
www.landregistry.gov.uk

Tenure:
Freehold.

GUIDE PRICE £375,000

VIEWINGS
For an appointment to view please contact our
Pulborough Office
T 01798 872081 E sales@batchellermonkhouse.com
NOTE:
Batcheller Monkhouse give notice that:
1. These particulars including text, photographs and any plans are for the guidance of prospective purchasers only and should not be relied upon as statements of fact;
2. The particulars do not constitute any part of a Contract;
3. Any description provided herein represents a subjective opinion and should not be construed as statements of fact;
4. A detailed survey has not been carried out, nor have any services, appliances or specific fittings been tested;
5. All measurements and distances are approximate;
6. We strongly advise that a prospective purchaser should contact the agent to check any information which is of particular importance, particularly for anyone who will be travelling some distance to view the property;
7. Where there is reference to planning permission or potential, such information is given in good faith. Purchasers should make their own enquiries of the relevant authority;
8. Any fixtures & fittings not mentioned in the sales particulars are excluded from the sale, but various items may be available, subject to separate negotiation.

For Identification Purposes Only - Not to Scale