



Goose Green Cottage | Goose Green Lane | Goose Green, Nr. Thakeham | West Sussex | RH20 2LW

H.J. BURT
Chartered Surveyors : Estate Agents



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Offers in Excess of: £550,000 | Freehold

- Detached character cottage of period origin (but not Listed) requiring renovation & set in approximately 1 acre. Freehold, Council Tax Band 'G'. EPC 'F'.
- Entrance hall, cloakroom, sitting room, dining room, kitchen/utility room. 3 bedrooms, study area & bathroom. Outside: garage & semi dilapidated outbuildings. Sun room attached to house.
- Outside: driveway to garage & semi-dilapidated outbuildings. Sun/garden room.
- Good size mature garden with area of former paddock & scrub beyond.
- No forward chain.

Description

Goose Green Cottage comprises an extended period cottage together with garden, grounds and outbuildings all in need of renovation. The age of the older and most characterful part of the building is not known but is part timber framed with part single skin walls and with later extension to the East side undertaken by the vendors' family in the 1970's with brick and tile elevations. The original and smaller proportioned timber framed cottage includes a mixture of external part timbered elevations with brickwork and under a pitched and part hipped clay tiled roof and internally includes **part exposed beams along with inglenook fireplace** to the dining room. The accommodation is as shown on the floorplan and provides **flexibility for further adaptation combined with the renovation of the cottage, as well as potential extension or redevelopment**, subject to all necessary consents.

The cottage sits in a **good size garden primarily facing South** and with lawn area and mixed planting with adjoining **former paddock** ground to the South and West sides which comprises overgrown grass with scrub and young saplings and with old fencing to the outer boundaries.

From the driveway there is a **double garage** and then a range of semi-dilapidated timber workshops, garden stores and former kennels many of which have collapsed roofs. Attached to the South-East corner of the cottage is a sun/garden room extension accessed by an external door. **The property as a whole extends to c. 0.99 of an acre (0.40 Ha).**

The property is sold as seen in need of renovation and any prospective purchasers will be expected to have undertaken their appropriate due diligence including costings and surveys prior to an offer being accepted (subject to contract) and solicitors instructed and taking into account their expected expenditure and also whether or not they are able to obtain mortgage finance on the property, if so required.

Location

The property occupies a rural location with direct frontage to Goose Green Lane/B2133, the road leading North-West from the village of Ashington (approx. 2.25 miles) with its local facilities and connections to the A24 dual carriageway and thence through to back lanes to the larger expanding settlement of Billingshurst (approx. 6 miles) including a wider range of facilities and mainline railway station. The old market town of Horsham is within 12 miles and accessible via the A24 dual carriageway to the North, whilst to the South, the A24 leads to the coastal town of Worthing (approx. 11.5 miles). The large village of Storrington is within 6.5 miles whilst Pulborough is approximately 7.5 miles and Gatwick airport is approximately 27 miles. There are a range of state and independent schools in the area.

Information

Property Reference: HJB02670. **Freehold** unregistered title.

Photos & particulars prepared: Photos & particulars prepared: Sept & Oct 2023 (Ref RBA).

Services: Mains water, electricity and gas are connected with gas fired central heating boiler to the cottage with radiators. Private unmodernised drainage system which is expected to require replacement by the purchaser. **Local Authority:** Horsham District Council. **Council Tax Band:** 'G'.

Directions: **What3words**///tanks.paddle.resembles

From Ashington proceed North-West out of the village on the B2133 Billingshurst Road which then becomes Goose Green Road and within 2.25 miles the property will be found on the left-hand side and being shortly after the left turning into Cray's Lane and before the left turning to Peacock Lane.

Viewing

Strictly by appointment with **H.J. BURT Steyning**

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Pulborough, West Sussex, RH20
2LW



The land app



Goose Green Cottage, Goose Green Lane

Approximate Gross Internal Area = 123.7 sq m / 1331 sq ft
 Garage / Sun Room = 38 sq m / 409 sq ft
 Total = 161.7 sq m / 1740 sq ft



PRODUCED FOR H.J BURT ESTATE AGENTS.

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows and rooms are approximate. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and used as such by any prospective purchaser. Created by Emzo Marketing 2023.(ID1013537)

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IMPORTANT NOTE: These particulars and photographs were prepared on the date as stated above by H.J. Burt in good faith for the guidance of purchasers. The descriptions, measurements and distances within the particulars were taken by H.J. Burt or taken from information supplied by the vendor, but should only be relied upon as approximations and not as statements or representations of fact. Information regarding the tenure of this property has not been verified and purchasers should consult their own solicitor for verification. H.J. Burt offer no warranty as to the condition of the property, services or appliances. Purchasers should satisfy themselves as to such condition. H.J. Burt have not made any enquiry concerning Planning Consents, Building Regulations or other approvals for any part of the property unless specifically referred to and purchasers are advised to make their own enquiries of the Local Authority.



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