



Potts Barn | Rectory Lane | Pulborough | West Sussex | RH20 2AB

H.J. BURT
Chartered Surveyors : Estate Agents

Potts Barn | Rectory Lane | Pulborough | West Sussex | RH20 2AB

Guide Price: £289,950 |



- Character one bedroom converted barn. EPC 'C'. Council Tax Band 'C'.
- Beautiful open plan living space with underfloor heating.
- Modern well fitted kitchen with appliances.
- Pretty part walled garden with lawned & seating areas with views.
- Beautifully presented throughout.
- Two parking spaces.

Description

Potts Barn comprises a charming one bedroom converted barn located conveniently in the heart of Pulborough with its good range of independent shops and a short drive (approx. 0.9 miles) to the mainline train station.

The property offers accommodation of great character and, whilst compact in size, has been developed to a very high standard with the accommodation carefully thought-out to maximise the space and light and enjoying a pretty outlook over its pretty part walled private garden and distant views towards Pulborough Brooks.

The cleverly designed accommodation, with underfloor heating, comprises a beautiful open plan and light living space with its large window and skylight, well fitted kitchen with wooden worktops and a modern range of wall and base units, integrated appliances and vaulted ceiling with high level window, utility area/entrance hall, separate WC, double bedroom with two built-in wardrobes and modern ensuite bathroom which comprises bath with shower over, WC, basin inset into vanity unit, with its tiled floor and part tiled walls.

The pretty South facing garden is to two sides, with areas of laid to lawn and a gravelled area for chairs and table.

Location

Potts Barn is situated at the bottom of Rectory Lane which joins with Lower Street on the East side of Pulborough. Pulborough has a good range of local shops and superstores, in addition to the mainline railway station with services to London Victoria and London Bridge. Storrington village is to the East with its comprehensive range of shops and facilities including Waitrose superstore. Billingshurst, offers similar facilities and mainline

railway station, whilst the old market town of Horsham has a wider range of facilities. There are extensive public footpaths including links to the South Downs Way with its extensive walking, riding and mountain biking opportunities.

Information

Property Reference: HJB02794. Photos & particulars prepared: April 2024 (ref LG).

Services: Services: Mains water, gas and electricity, with gas underfloor heating, understood to be connected. Title No. WSX394391.

Local Authority: Horsham District Council

Council Tax Band: 'C'

Directions

what3words: ///desktop.prone.tweezers

Viewing

An internal inspection is strictly by appointment with:

H.J. BURT Steyning

The Estate Offices | 53 High Street | Steyning | West Sussex | BN44 3RE

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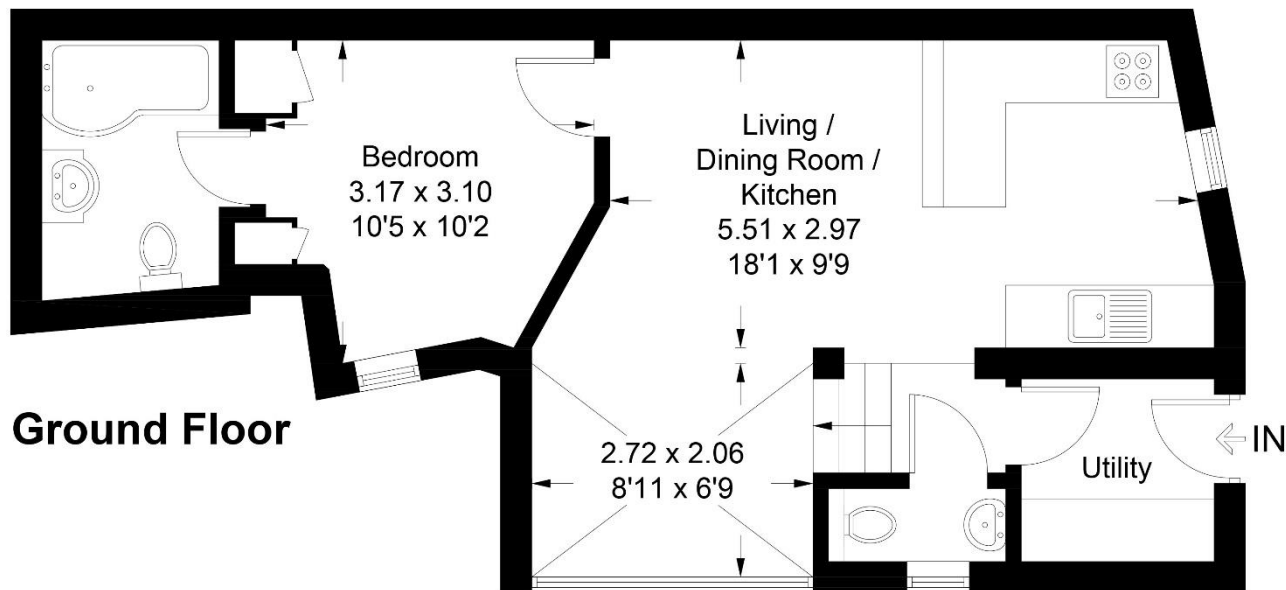
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Score	Energy rating	Current	Potential
82+	A		83 A
81-81	B		
69-68	C	77 E	
55-64	D		
38-54	E		
21-38	F		
1-20	G		



Rectory Lane, RH20

Approximate Gross Internal Area = 44.9 sq m / 483 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 2024. (ID1066493)



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