

Mill Cottage, West Chiltington Road, Pulborough, West Sussex RH20 2PR

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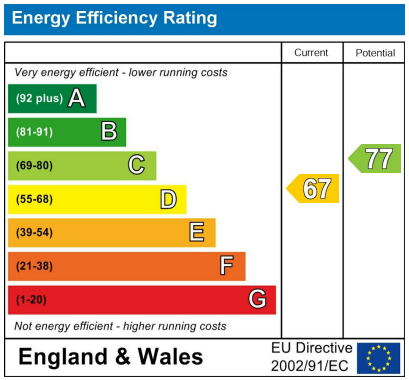


# Mill Cottage, West Chiltington Road, Pulborough, West Sussex RH20 2PR

## Guide Price £500,000 Freehold

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- 3 BED DETACHED COTTAGE
- VILLAGE LOCATION
- OFF ROAD PARKING
- DETACHED DOUBLE GARAGE
- NO CHAIN
- IDEAL PROJECT




### DIRECTIONS

What3words///radically.arrives.puffed

### THE PROPERTY

Coming to the market for the first time in over 30 years, Mill Cottage is a three-bedroom detached cottage set in a generous plot with off-road parking and detached double garage. The property is in need of renovation and updating, with the option of enlarging (STNPP) and therefore is a fantastic opportunity to enhance and add value.

The property is entered via a storm porch leading into the entrance hall. To the left of the hall a door leads through to the sitting room, which has a large bay window to the front and a feature fireplace to one end. From here you enter into the separate double aspect dining room with double doors leading out onto the garden.

From the dining room, you enter into the kitchen with matching base and wall mounted units, sink and drainer, gas hob and window to rear. Thereafter, there is a separate utility room housing the boiler and further sink and drainer.

A door from the kitchen leads you back into the entrance hall where there is access to a separate study/home office, large storage cupboard and ground floor cloakroom.

From the hall a turning staircase leads you to the first-floor landing with large ornate arched window to the side and gallery window to the front. The landing benefits from built-in storage and eave cupboards.

To the far end of the landing there is access to the principal bedroom with ensuite bathroom. There is a further double bedroom, single bedroom and family bathroom that completes the first-floor accommodation.

### OUTSIDE

Outside the property is approached via a private entrance leading to an off-road parking area and detached double garage.

Thereafter the garden is a blank canvass, which is ideal for cutting back and re-imagined as there is a lot of ground to be reclaimed and redesigned for the next incumbents.









## SITUATION

Pulborough is a large village on the northern bank of the River Arun with a good variety of local shops including butchers, hairdressers, a florist, public library, dentists, a Primary Health Care Centre, a Tesco store and Sainsbury's. The village has a primary school (St Mary's) and The Weald secondary school is at Billingshurst. There are also churches, pubs and a hotel. The mainline railway station at Pulborough is on the Arun Valley line to London (via Gatwick), Chichester and the South Coast. There are good links to the national road network as the A29 and A283 cross at Pulborough. Nearby is the sought after village of West Chiltington enjoying a semi-rural atmosphere yet having local shops, a primary school, parish church and a post office.

## SPORTING AND RECREATION

The area around Pulborough provides a wide range of sporting and recreational facilities with the prestigious West Sussex Golf Club, and other golf clubs further afield at Cowdray Park and Goodwood. There is gliding at Parham, theatres at Chichester, Horsham and Worthing and sailing centres on the coast at Bosham and Chichester. There are some excellent pubs in and around Pulborough, many steeped in history. The local countryside provides numerous walks and bridle paths including the renowned South Downs Way. Of special note is the large RSPB nature reserve at Pulborough Brooks. Pulborough has rugby, bowls, and cricket clubs, and there are leisure centres at Storrington and Billingshurst.

## COUNCIL TAX

Council Tax Band F. Please contact Horsham District Council on (01403) 215100

## SERVICES

TBC
According to Ofcom for this address Ultrafast broadband is available.
Highest download speed is 1000 Mbps.

## IN THE KNOW

Not all of our properties are available online. For further information on our "In the Know" selection, please give us a call on 01903 742354.

## VIEWING

Strictly by appointment through GL & Co Estate Agents please call 01903 742354 or email: enquiries@glproperty.co.uk















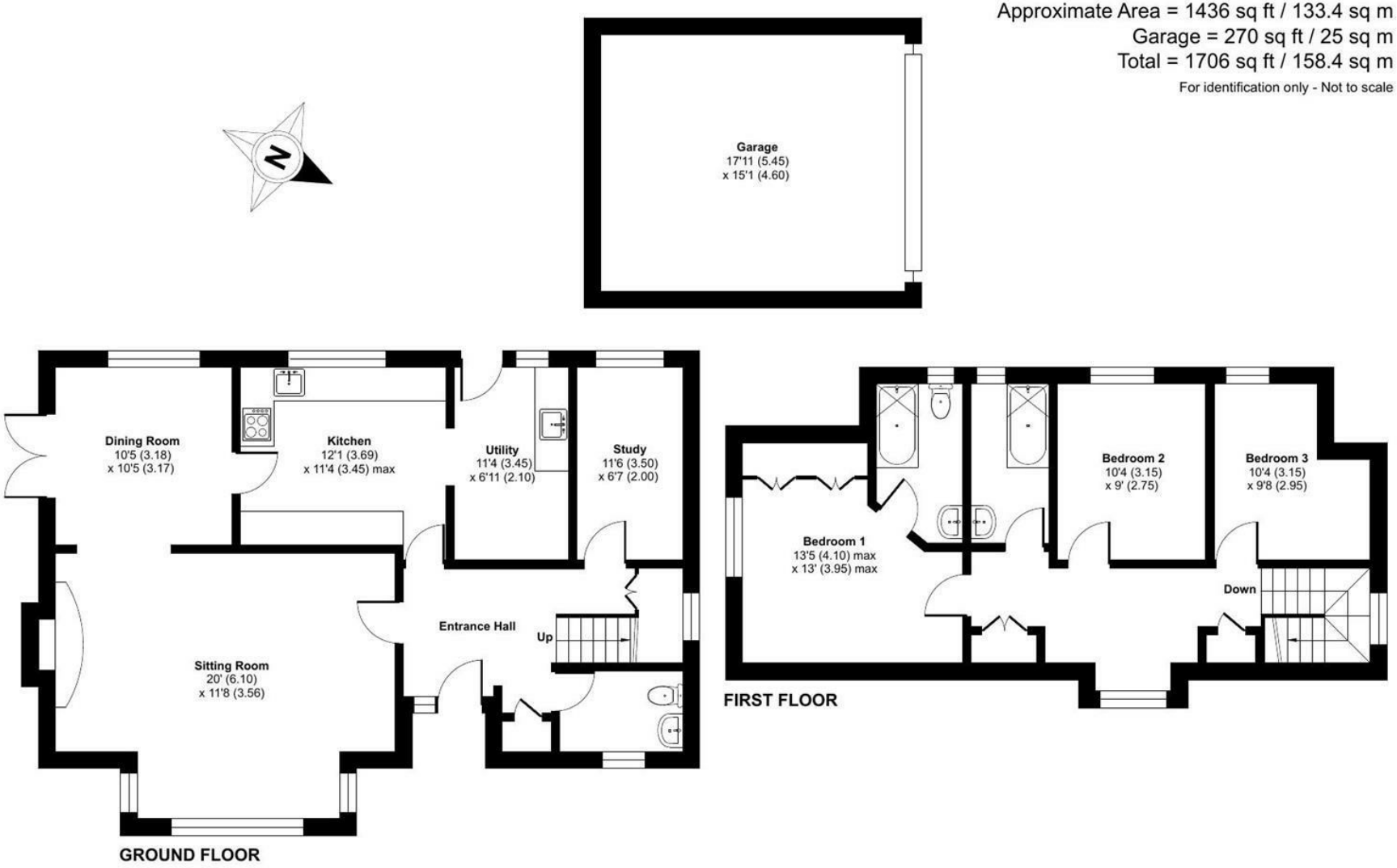






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Approximate Area = 1436 sq ft / 133.4 sq m
Garage = 270 sq ft / 25 sq m
Total = 1706 sq ft / 158.4 sq m
For identification only - Not to scale




Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for GL&CO Estate Agents. REF: 1511706

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements