




# Waterside House


17 Lower Street, Pulborough





# A charming period house for development with generous accommodation in a picturesque village setting


A substantial period house with direct access to the River Arun. The property provides significant development potential, requiring complete renovation, plus the opportunity to extend or develop existing outbuildings, subject to the necessary consents. Set within 1.2 acres of grounds extending to the riverbank, with open countryside beyond.


**4 RECEPTION ROOMS**


**7 BEDROOMS**


**1 BATHROOMS**


**OUTBUILDING**

**1.2 ACRES**

**FREEHOLD**

**VILLAGE**

**4,210 SQ FT**

**GUIDE PRICE £700,000**



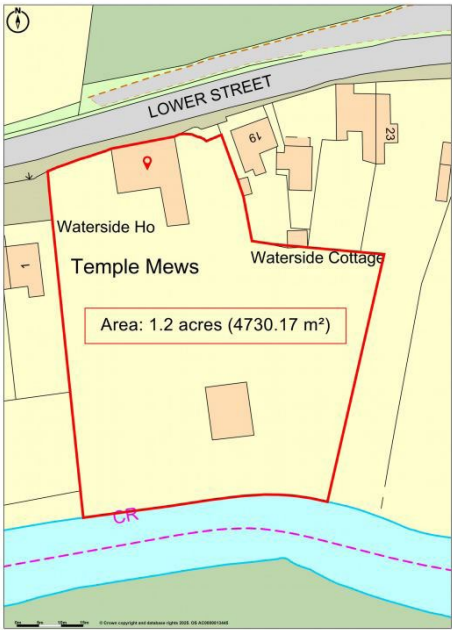
## The property

Waterside House is a historic detached property, which has fallen into disrepair but represents a rare opportunity to purchase and develop a potentially stunning home in a sought-after village setting. Dating from the early 19th century and featuring stone-built elevations, the property was formerly a dairy and features more than 4,000 square feet of accommodation, providing a blank canvas to realise the right buyer's vision.

The current layout features four reception rooms on the ground level, two of which are at the front, with two at the rear overlooking the extensive garden. There is also a kitchen with an antique Aga, plus stairs leading down to the basement, which provides a further four well-proportioned rooms that could be converted into additional living space. Two of the basement rooms have windows opening onto the rear garden, which are lower than the front of the property.

Upstairs there are currently seven bedrooms, one of which has an en suite bathroom. The bedrooms

provide the potential to be combined or turned into dressing rooms, reception rooms or en suite or family bathrooms. The attached outbuilding at the rear provides the potential for further expansion of the living space, with its 36ft store room offering a possible open-plan living and entertaining space, opening directly onto the garden.





## Outside

The house is set on Lower Street, opening directly onto the street at the front, but with far-reaching gardens and grounds to the rear. There is the potential for a driveway or parking area at the side, which also provides access to the rear garden. The 1.33 acres of grounds sit mostly to the rear, extending more than 200ft from the back of the house and sloping down to the banks of the River Arun, with stunning South Downs countryside and the Pulborough Wildbrooks beyond. The garden has rolling lawns and meadows, with the potential for landscaping and cultivating into a truly stunning outside space. Towards the end of the garden there are the remains of 18th century lime kilns, which form an interesting further feature in the grounds and could be developed as outbuildings or incorporated into the garden.

## Location

Waterside House is set in a sought-after position in the heart of the large village of Pulborough, backing onto the River Arun. The village offers a good range of amenities including local shops and a supermarket, as well as direct rail services to London Victoria (about

75 minutes). Storrington, another sizeable village with local facilities, is about three miles distant. There are numerous recreational facilities in the area including the West Sussex Golf Club, racing at Goodwood and sailing from Chichester harbour. The nearby South Downs National Park also provides a variety of public footpaths and bridleways.



## Distances

- Storrington 4.5 miles
- Billingshurst 5.3 miles
- Arundel 9.0 miles
- Worthing 13 miles
- Littlehampton 13 miles
- Horsham 14 miles
- Chichester 16 miles

## Nearby Stations

- Pulborough Station
- Amberley Station
- Billingshurst Station
- Arundel Station

## Key Locations

- Pulborough Brooks RSPB Nature Reserve
- Bignor Roman Villa (Roman mosaics & museum)
- Amberley Museum (industrial heritage site)
- Arundel Castle & Gardens
- Petworth House & Park (National Trust)

- South Downs National Park (access nearby)

## Nearby Schools

- Christ's Hospital
- Windlesham House School
- Seaford College
- Dorset House
- Conifers School
- Slindon College
- Brambletye School
- Great Ballard School





The position & size of doors, windows, appliances and other features are approximate only.  
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## Floorplans

Internal area 4,210 sq ft (391 sq m)

For identification purposes only

## Directions

RH20 2BH

///flattery.willpower.washroom - brings you to the driveway

## General

**Local Authority:** Horsham District Council

Tel: 01403 215100

**Services:** Mains services are available in the street.

**Mobile and Broadband checker:** Information can be found here <https://checker.ofcom.org.uk/en-gb/>

**Council Tax:** Band B

**EPC Rating:** G

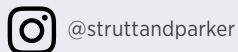
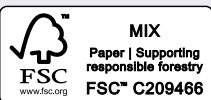
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