



£435,000

Little Dippers, Pulborough, West Sussex



Little Dippers, Pulborough, West Sussex

Offered with no ongoing chain, this well presented townhouse style property offers family-friendly accommodation within walking distance of all local amenities. Situated within a private cul-de-sac location, this house offers more than 1300sq ft of internal space. Set over three / four floors, the ground floor offers an integral garage, downstairs cloakroom and steps down to a smart and modern kitchen / dining room which opens onto a south facing, low maintenance rear garden, perfect for entertaining.

The next half level leads to a large lounge with picture window and provides plenty of space to relax with family and friends. There are two bedrooms close by, one a double with full width built in storage, the other a very good single. On the top floor is a shower room and two further bedrooms, both with far reaching views over rooftops to the South Downs National Park.

The flexible layout would work well for anyone wishing to work from home and the property would also make a perfect "lock up and leave", being a few minutes walk from the railway station, with direct access to London and Gatwick. St Mary's C of E Primary School is only half a mile away, with older children catching the school bus to The Weald from just around the corner. The Wildbrooks nearby offers wonderful walks and cycling and there is a range of shops, pubs, restaurants, doctors and dentists within the village.





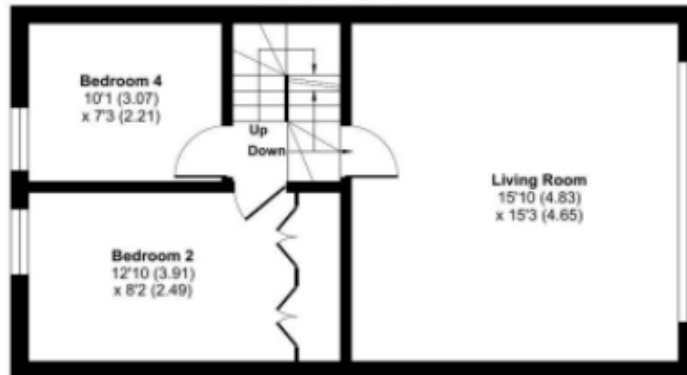
Little Dippers, Pulborough, RH20

Approximate Area = 1176 sq ft / 109.2 sq m (excludes store)
 Garage = 131 sq ft / 12.1 sq m
 Total = 1307 sq ft / 121.3 sq m

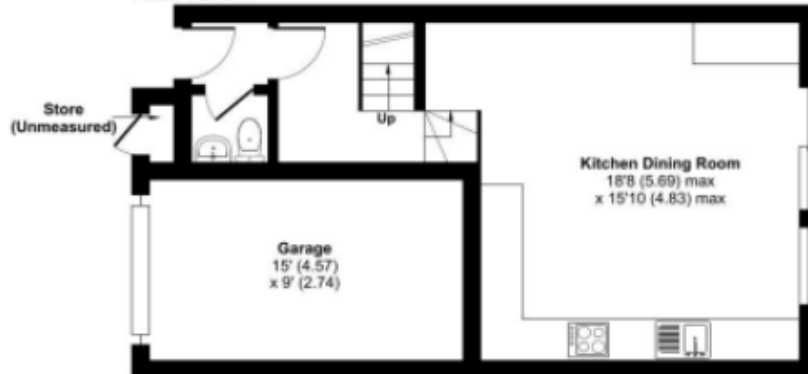
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SECOND FLOOR



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlshecom 2023. Produced for Lundy-Lester Ltd. REF: 953707



Energy Performance Certificate

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			85
(69-80) C		74	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.