



£399,950

Orchard Way, Pulborough, West Sussex

**kw** **MARTIN**  
**LUNDY-LESTER**



## Orchard Way, Pulborough, West Sussex, RH20 2TA

Tucked away within a small, private enclave of just three houses at the end of a cul-de-sac, this immaculately presented link detached house is ideally situated for easy access to all local amenities. The primary school is just around the corner, with older children catching a school bus to The Weald at Billingshurst from a stop close by. A large recreation ground with play park and outdoor gym is only a moment's walk away, with Tesco and the medical centre also within strolling distance.

Owned by the same family from new in 1983, the property feels warm and homely, with a traditional layout featuring a downstairs cloakroom / WC, breakfast kitchen and a lounge/dining room. Upstairs are three bedrooms, two being doubles and the third a good single. The bathroom, whilst in excellent well maintained condition, offers scope for the next owner to add their own stamp of personality.

The south facing rear garden is a lovely place to relax or entertain with family and friends, offering a really good degree of seclusion behind high hedges. There is gated access to the front of the property and a door into the garage, with driveway parking beyond.

Commuters will love that Pulborough's mainline railway station is less than a mile away, with direct routes to London and Gatwick. A number of wonderful walks are to be found nearby, including across the Wildbrooks into the beautiful South Downs National Park. There is a range of independent shops, pubs, cafes and restaurants, plus two supermarkets in the village.

To book a viewing, please dial ext 142 when calling.

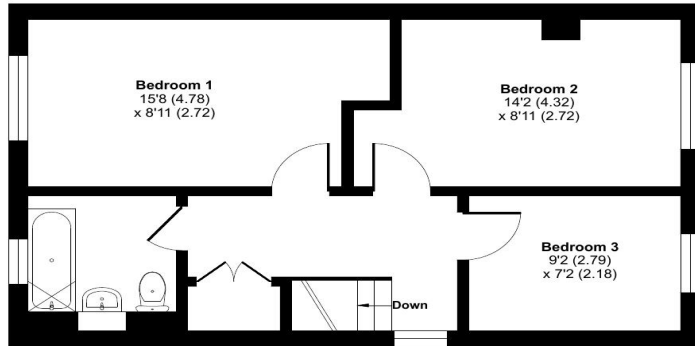




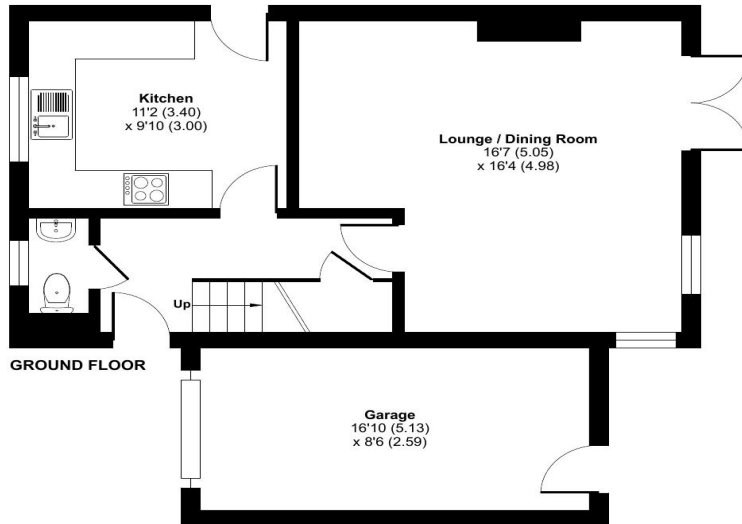


## Orchard Way, Pulborough, RH20

Approximate Area = 922 sq ft / 85.6 sq m  
Garage = 143 sq ft / 13.2 sq m  
Total = 1065 sq ft / 98.8 sq m  
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Lundy-Lester Ltd. REF: 993760



## 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) <b>A</b>			
(81-91) <b>B</b>			<b>83</b>
(69-80) <b>C</b>		<b>69</b>	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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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.