



**£425,000**

**The Moat, Pulborough, West Sussex**





## The Moat, Pulborough, West Sussex, RH20 2DJ

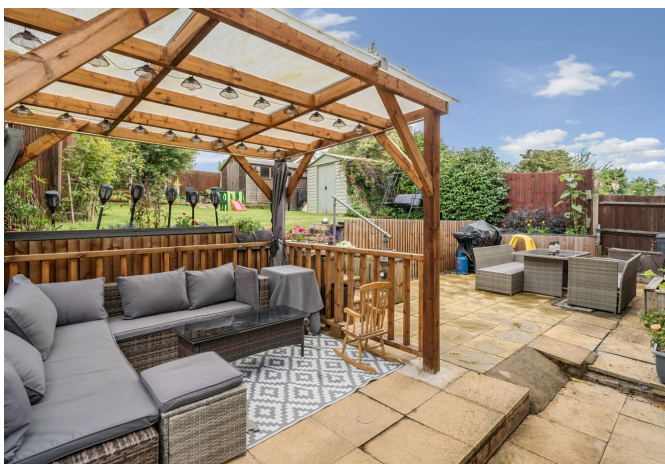
This extended, semi-detached family home offers flexible accommodation over two floors, perfect for a growing family or for multi-generational living. Situated in a residential cul-de-sac location and standing in a good sized, mature plot, the property is conveniently placed for all local amenities, including the primary school, shops, village pub, cafes and a large recreation ground with outside gym equipment. The mainline railway station is about a mile away, offering direct routes to London and Gatwick. There are two supermarkets in the village, plus a large medical centre, pharmacy and dentists. Older children catch a school bus to The Weald at nearby Billingshurst.

The welcoming living room features a cosy woodburner and leads to the kitchen which overlooks the rear garden. The current owners use the second reception room as a bedroom as it sits conveniently alongside a mobility-friendly wet room / wc. Upstairs are four further bedrooms, with a shower room accessed from the largest of them.



To the front of the property is a wide driveway and a neat, low maintenance garden. A pedestrian gate opens onto the rear patio area with raised seating under a lovely pergola. Steps rise to the large lawn, with a selection of timber outbuildings and a well tended allotment patch for growing fruit and veg. To reach your agent direct please dial EXT 142 when calling.



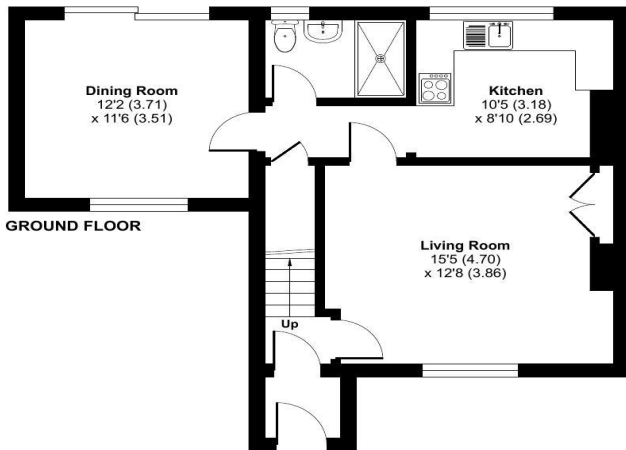
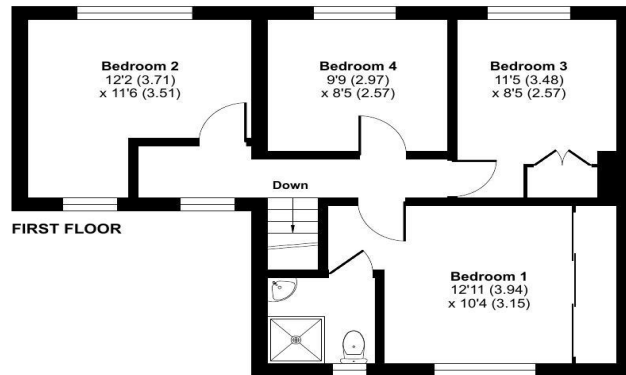






## The Moat, Pulborough, RH20

Approximate Area = 1121 sq ft / 104.1 sq m  
For identification only - Not to scale



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: 1011857



## 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 very efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			<b>85</b>
(69-80) <b>C</b>		<b>71</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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### 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.

