



Offers over £450,000
Lower Street, Pulborough, West Sussex

KWADVANTAGE
KELLERWILLIAMS[®]



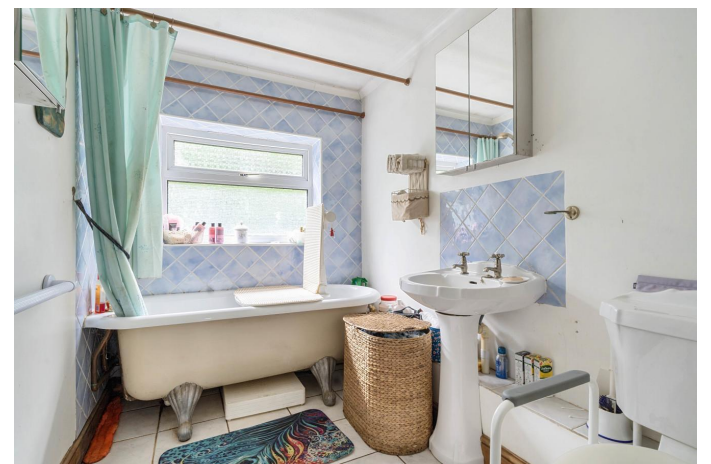
Lower Street, Pulborough, West Sussex, RH20 2BL

Situated within five minutes walk of Pulborough's mainline railway station, this mature detached bungalow offers more than 1100 sq ft of living space on one level. Offered chain free, the property boasts a wealth of character features and offers scope for modernisation and improvement.

There is a parking bay with dropped kerb alongside Lower Street, with turned steps leading up to a secluded front garden. Further steps give access to the welcoming entrance hall, which all principle rooms lead off. The 25ft living room has a beautiful fireplace with woodburner and a box bay window, perfect for a table and chairs or a desk from which to home work. The cottage style kitchen opens onto a dining room with French doors to the rear garden and there is a useful utility room plus a cloakroom / wc. The main bedroom also features a bay window, plus built in wardrobes. The other two bedrooms will each take a double bed and the bathroom has a lovely claw foot bath. The terraced and upward sloping rear garden offers far reaching views over rooftops towards the South Downs and these really improve as you head further up the garden, past a patio seating area and a selection of well stocked and established shrub borders.



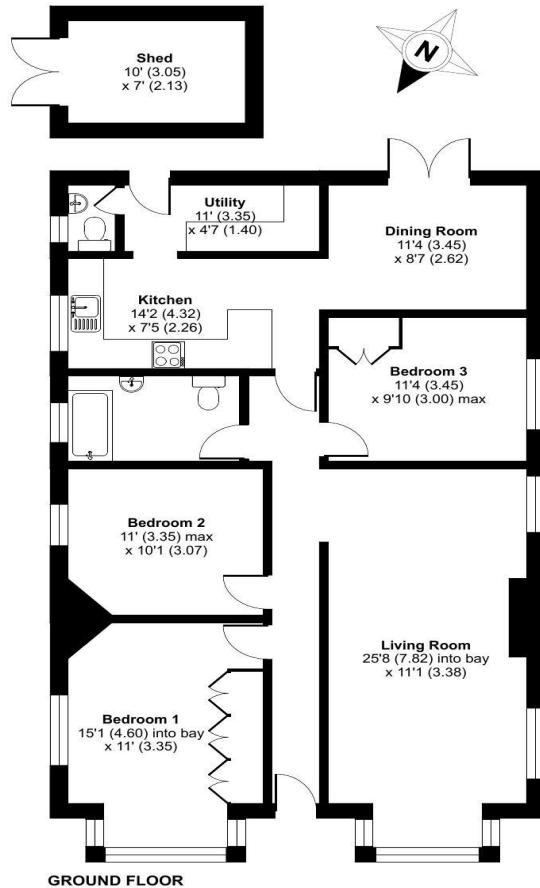
All local amenities are within easy reach, including a range of shops, two supermarkets, pubs, cafes and restaurants. The primary school is only a few minutes walk away, with older children catching a bus to The Weald from just down the road. There is scope to extend into the loft, subject to the usual consents being obtainable.



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Approximate Area = 1128 sq ft / 104.8 sq m
 Outbuilding = 70 sq ft / 6.5 sq m
 Total = 1198 sq ft / 111.3 sq m
 For identification only - Not to scale



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: 1026274



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		81
(69-80) C		
(55-68) D		
(39-54) E	50	
(21-38) F		
(1-20) G		
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.

