



Price Range £370,000 - £395,000

Lower Street, Pulborough, West Sussex





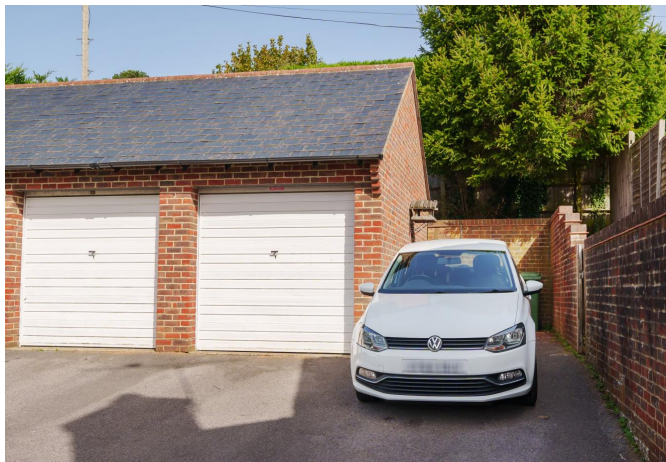
Lower Street, Pulborough, West Sussex, RH20 2BL

This handsome modern terraced house is conveniently placed for Pulborough's mainline railway station, only half a mile away, making this a great property from which to commute daily to London or Gatwick. The primary school is within walking distance, whilst older children catch a bus to The Weald Secondary School from a stop just down the road. All local amenities are close by, including a range of shops, pubs and cafes, plus doctors, dentists and two supermarkets.

The entrance hallway has a cloakroom / WC off and leads into a warm and welcoming living room with a pretty bay window to the front. Double doors open to the kitchen/dining room, with a sliding door onto the rear garden. Upstairs, two of the three bedrooms are doubles, the principle having a large built-in wardrobe. The bathroom with its white suite looks and feels smart. There are two good sized loft areas, perfect for additional storage. Outside, there is a small, low maintenance front garden and a lovely cottage style garden to the rear. A patio seating area directly outside the kitchen offers space for relaxing or socialising, with steps rising past a small lawn and some mature, well stocked shrub borders. A footpath leads to a "secret garden" beyond the garage and allocated parking area.

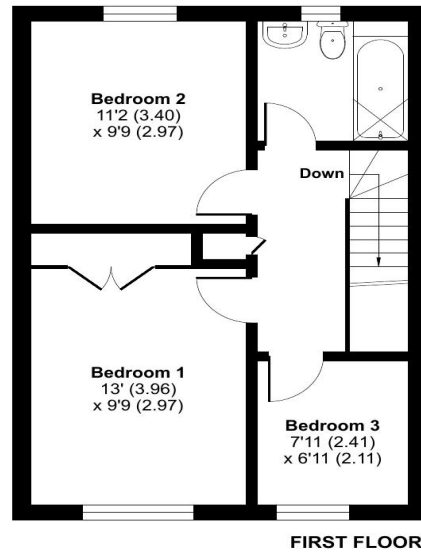
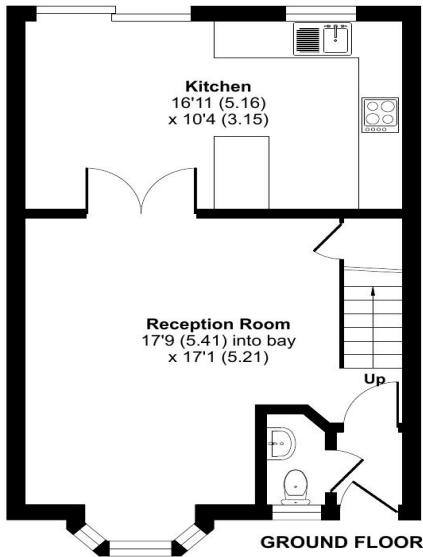
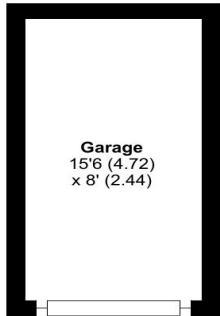


The owners have found a chain-free property which they wish to move to and hope that the next owners of this wonderful property enjoy life here just as much as they have over the last ten years. Wonderful walks into the South Downs are available almost from the front door, as well as opportunities for kayaking and paddle boarding on the nearby River Arun.



Lower Street, Pulborough, RH20

Approximate Area = 917 sq ft / 85.1 sq m
 Garage = 124 sq ft / 11.5 sq m
 Total = 1041 sq ft / 96.6 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: 1031097



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		88
(81-91) B		
(69-80) C	72	
(55-68) D		
(39-54) E		
(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.