



£375,000 - £400,000

Rectory Close, Pulborough, West Sussex

**KW** ADVANTAGE  
KELLERWILLIAMS<sup>SM</sup>



## Rectory Close, Pulborough, West Sussex, RH20 2AJ

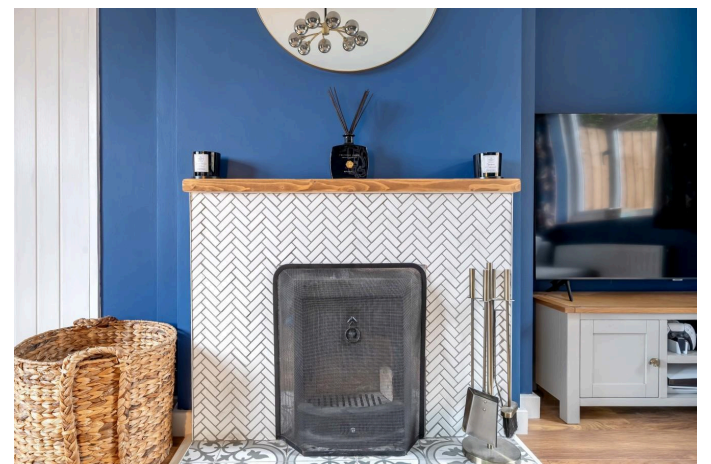
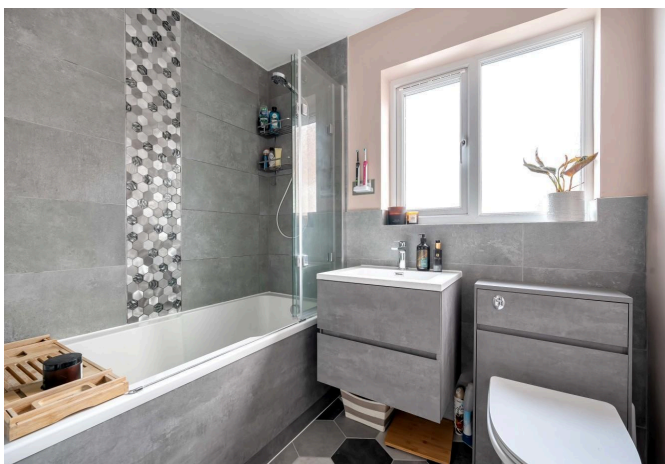
Ideally situated for families, this mature three bedroom semi detached house is directly opposite the village recreation ground and within a moments walk of the large children's play park, outside gym and Social and Sports Club. The primary school is within sight of the front door and all local amenities are within easy reach.

Commuters into London or Gatwick will love that the mainline station is only a 10 to 15 walk away. Tesco and Supermarkets are also available in the village, along with a range of independent shops, cafes, takeaways, pubs and restaurants.

The property has driveway parking for two cars and the welcoming hallway has useful built in and understairs storage. The dual aspect lounge features a cosy open fire with beautiful tiled hearth and surround. There is a separate dining room and a galley style kitchen with a surprisingly large amount of cupboards and work surfaces. A lobby gives access to the driveway, rear garden, downstairs cloakroom / wc and utility room.

Upstairs is a newly fitted bathroom, which feels smart and fresh. The two larger bedrooms are good doubles and have built in cupboards. The third bedroom is a really good single and is currently used as a home office, with a lovely view across all the greenery outside. The south facing rear garden has a covered patio seating area, perfect for relaxing on whilst children play on one of the two lawns.

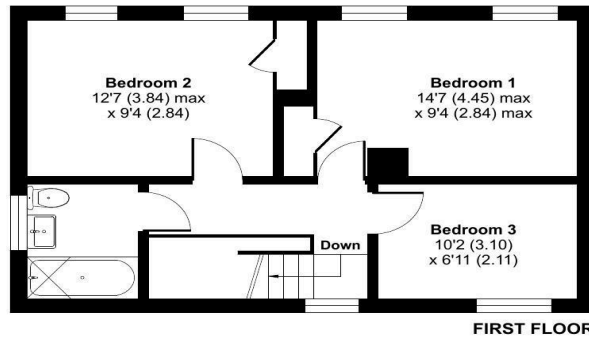




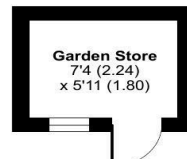


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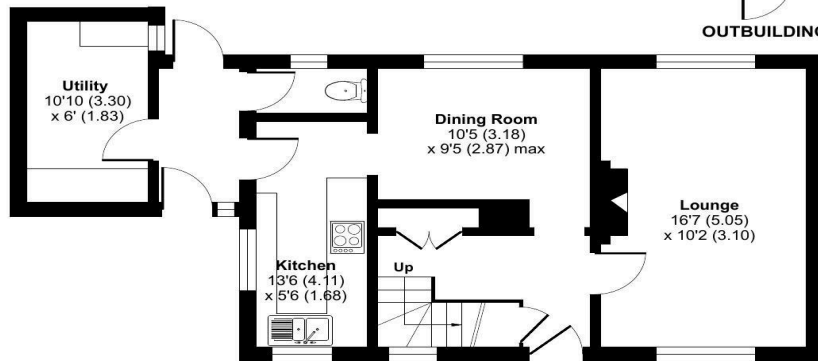
Approximate Area = 1018 sq ft / 94.5 sq m  
 Outbuilding = 43 sq ft / 3.9 sq m  
 Total = 1061 sq ft / 98.5 sq m  
 For identification only - Not to scale



FIRST FLOOR



OUTBUILDING



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: 1064726



## 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>			82
(69-80) <b>C</b>		69	
(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 	



01798 817257 or 07788 531768



Lundy-Lester Ltd, West Chiltington, RH20 2LQ



martin.lundy-lester@kwuk.com

## 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.

