



Price range £435,000 - £465,000  
Chestnut Walk, Pulborough

**KW**ADVANTAGE  
KELLERWILLIAMS



## Chestnut Walk, Pulborough, RH20 1AN

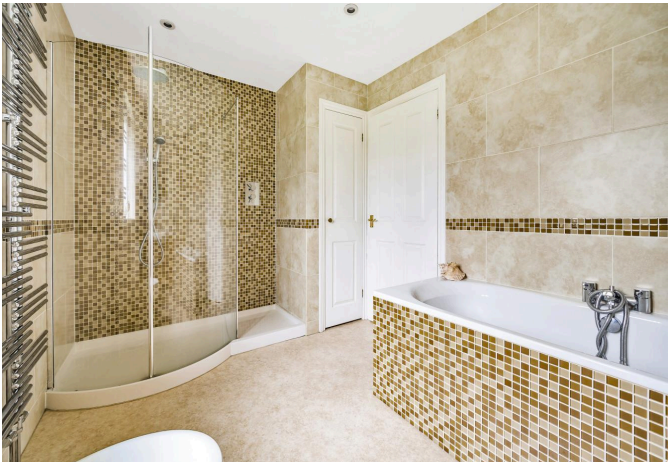
With more than 1250sq ft of living space, this extended three bedroom house stands in a plot of more than a quarter of an acre, with all local amenities within easy walking distance.

The entrance hallway opens onto a 26ft kitchen / dining room with breakfast bar and a range of cupboards, drawers and display units. The living room has a box bay window and continues the feeling of space. It's a very warm and welcoming house, with a sociable feel to it. There is a good sized utility room with cloakroom / wc leading off the kitchen. Upstairs is a fabulous master bedroom with large ensuite, plus two good sized further bedrooms and a family bathroom.

The current owners have lived here for over 30 years and extended the property in 2008. Around this time, they purchased a neighbouring piece of land. As a result, there is a lovely, private rear garden immediately behind the house, plus the most amazing front / side garden with a brook running alongside it - a haven for wildlife and a relaxing soundtrack on a sunny Sunday afternoon. The garden is on a separate title but is included in the sale so that the next owners can enjoy using it just as much as they have.

The driveway offers parking for at least a couple of cars and there is additional parking space in a layby to the front. Being so close to all that the village offers, you may never need to use a car though. Pulborough's mainline station and the primary school are both only half a mile away and there is a Tesco supermarket and medical centre just over the road. A range of shops, pubs, cafes and takeaways are all close by.

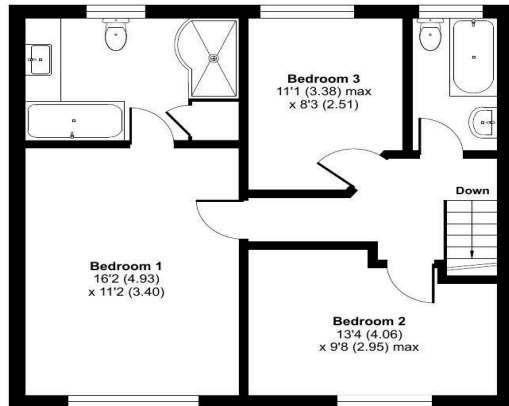




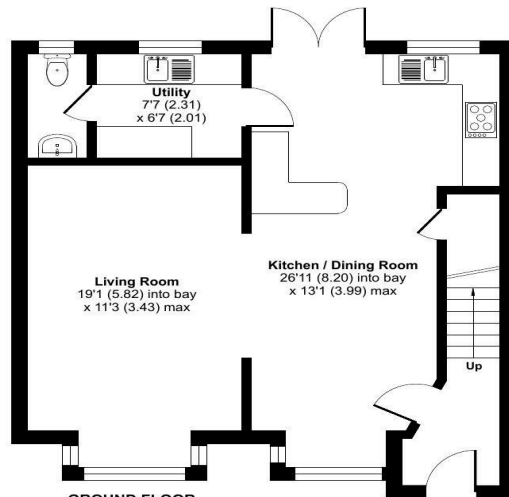


## Chestnut Walk, Pulborough, RH20

Approximate Area = 1253 sq ft / 116.4 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). © nichcom 2024. Produced for Lundy-Lester Ltd. REF: 1083298



## 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>85</b>
(69-80) <b>C</b>		<b>75</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 	



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.

