



Price Range £550,000 - £575,000  
Glebelands, Pulborough, West Sussex

**kw** **MARTIN**  
**LUNDY-LESTER**



## Glebelands, Pulborough, West Sussex, RH20 2JL

Situated along one of Pulborough's most popular roads, this extended three bedroom detached house has been stylishly improved and updated by the current owners and now offers family-friendly accommodation, with a home office/garden room which is perfect for working from home.

With a downstairs cloakroom / WC plus a useful utility room converted from part of the integral garage, this immaculately presented property really does have to be viewed in order to fully appreciate the quality and amount of space on offer. The welcoming hallway opens onto a lovely open plan lounge/dining/kitchen with integrated appliances, a breakfast bar and a really sociable, modern feel. Kids will love playing in the conservatory, which looks out across a lawned rear garden with decked seating under a pergola towards the bespoke home office and store. There's a further patio seating area alongside space for a climbing frame or trampoline. Upstairs is a very smart new bathroom, plus three good sized bedrooms, the largest two of which feature built in cupboards.

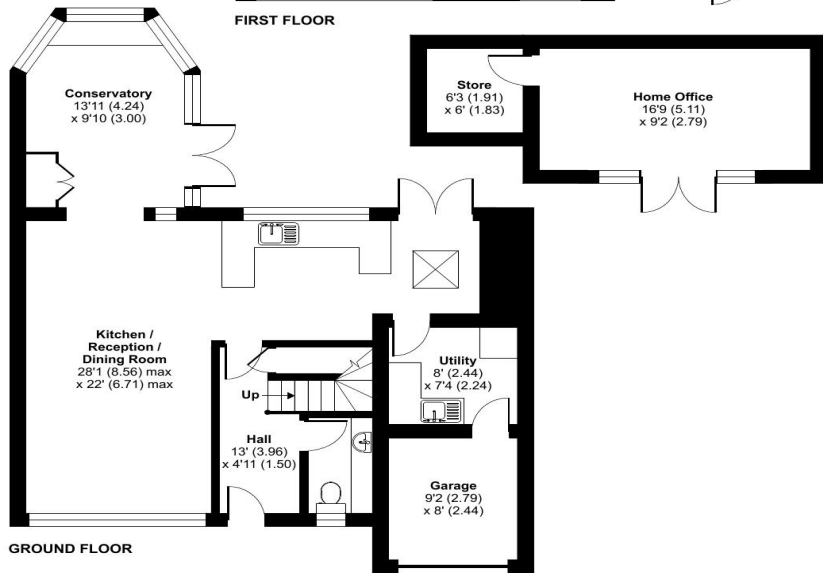
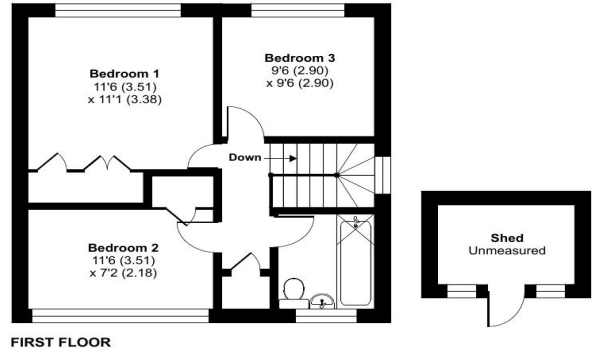


St Mary's C of E Primary School is about a five minute walk away, with older children catching a school bus to The Weald from just down the road. There is a large recreation ground, playpark and outdoor gym near the school, with Tesco and all local amenities also within easy reach. Commuters will love that the mainline station is only a mile away by foot, with direct routes to London and Gatwick. The beautiful South Downs are close by, providing plenty of opportunity for family time.



## Glebelands, Pulborough, RH20

Approximate Area = 1203 sq ft / 111.7 sq m (excludes shed)  
 Garage = 73 sq ft / 6.8 sq m  
 Outbuilding = 198 sq ft / 18.4 sq m  
 Total = 1474 sq ft / 136.9 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). © rlcchecom 2024. Produced for Lundy-Lester Ltd. REF: 1116207



## 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>			
(55-68) <b>D</b>		<b>55</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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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.