



**Price Range £399,950**

**New Place Road, Pulborough, West Sussex**





## New Place Road, Pulborough, West Sussex, RH20 2JD

Offered chain free and ready to move into, this three bedroom semi-detached house has been freshly redecorated and smart new carpets fitted, creating a modern, blank canvas which feels light and airy throughout. Ideally placed for the primary school, play park and recreation ground, the property is less than a mile from the station, which has direct routes to London and Gatwick. All local amenities are close by, including a range of independent and specialist shops, pubs, cafes, two supermarkets, dentists and the medical centre.

The family-friendly layout includes a dual aspect, open plan living / dining room with sliding patio doors onto the mature, lawned rear garden with well established trees and shrub borders. The kitchen has a further door onto a side patio seating area, with rear access from there into the garage. Upstairs, two of the bedrooms are doubles, the third being a single with useful overstairs storage. The bathroom has a clean, white suite. Unusually for a house at this price point, there is driveway parking for two good sized vehicles.



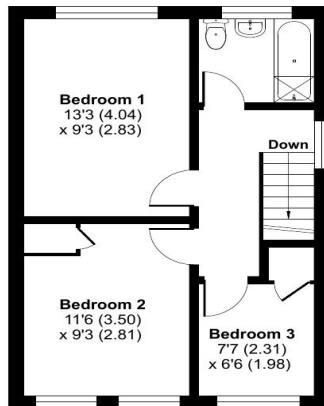
Families will love that the primary school is only a moments walk away, with older children catching a school bus to The Weald from a number of stops nearby. Pulborough is a large but very welcoming village and wonderful walks into the South Downs are nearby. The River Arun offers opportunities for kayaking and paddle boarding and there is always plenty going on locally to entertain the whole family.



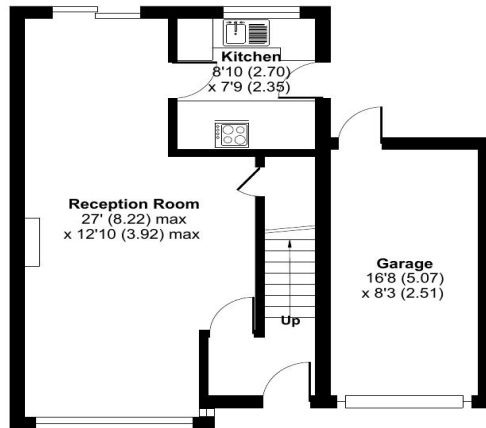


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Approximate Area = 840 sq ft / 78 sq m  
 Garage = 136 sq ft / 12.6 sq m  
 Total = 976 sq ft / 90.6 sq m  
 For identification only - Not to scale



**FIRST FLOOR**



**GROUND FLOOR**

**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>64</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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**Lundy-Lester Ltd, West Chiltington, RH20 2LQ**

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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.