



£625,000 (Offers In Excess Of)
Sinclair Drive, Pulborough

kw **MARTIN**
LUNDY-LESTER



Sinclair Drive, Pulborough, RH20 1FW

This smart, modern detached house is situated on the Brookfields development on the edge of Pulborough, within a few minutes walk of all local amenities. Set on a corner plot, the property feels light and airy, with far reaching views from some rooms towards the South Downs. The primary school is only half a mile away, with older children catching a bus to The Weald School and Sixth Form from a stop just down the road. The mainline station is a 20 minute stroll and offers direct routes to London and Gatwick.

Built in 2021, the property provides family-friendly accommodation which includes a lovely, open plan dining kitchen, plus a living room, both of which open onto the sunny rear garden. There is a useful utility room and a study, which would alternatively make a great playroom or teen den. Upstairs, all four bedrooms will comfortably take a double and the two largest also have built in wardrobes. The principle bedroom is ensuite. As well as a detached garage, there is driveway parking for two cars, plus visitor parking opposite.

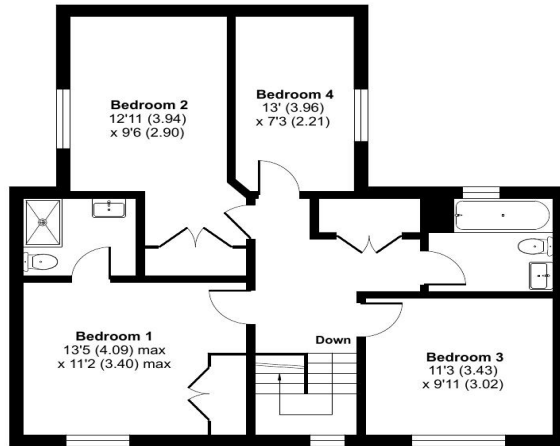


A range of independent shops, cafes, restaurants and takeaways are all close by, plus Tesco and Sainsbury's supermarkets, a medical centre and a number of dentists. The development has plenty of wide open space, plus a small play area.

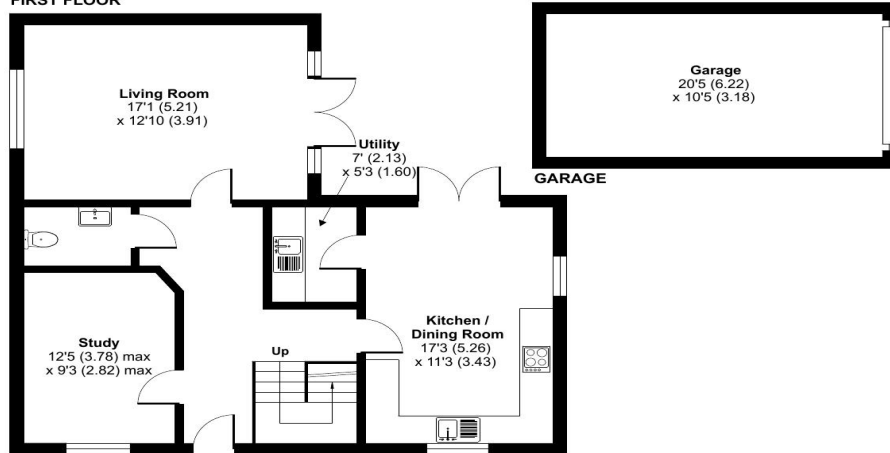


Sinclair Drive, Codmore Hill, Pulborough, RH20

Approximate Area = 1568 sq ft / 145.6 sq m
 Garage = 214 sq ft / 19.8 sq m
 Total = 1782 sq ft / 165.4 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). © nichecom 2024. Produced for Lundy-Lester Ltd. REF: 1138826



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			93
(81-91) B		85	
(69-80) C			
(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.