



Price Range £370,000 - £385,000

Glebelands, Pulborough, West Sussex





Glebelands, Pulborough, West Sussex, RH20 2JL

Sat on a corner plot, this three bedroom end of terrace house has gardens to three sides, perfect for children to play in or for adults to relax with family and friends. The bright and airy accommodation includes a dual aspect lounge / dining room and a refitted kitchen with integrated appliances. Two of the bedrooms are doubles and feature built in cupboards. The third is a good single. The combi boiler is in the loft, freeing up further storage space. There is a really useful garage, accessed from the rear garden and which could alternatively be used as a gym or workshop.

Families will love that there is a pedestrian shortcut to the primary school, making for a speedy school run without needing to take the car. Older children catch a bus to The Weald School and Sixth Form College from a stop just down the road and the large recreation ground nearby, with playpark and outside gym offers plenty of scope to burn off any excess energy. The mainline station is just over a mile away by foot, with direct routes to London and Gatwick. All local amenities in this welcoming village are within easy reach, including two supermarkets and a range of shops, pubs, cafes, takeaways and restaurants.





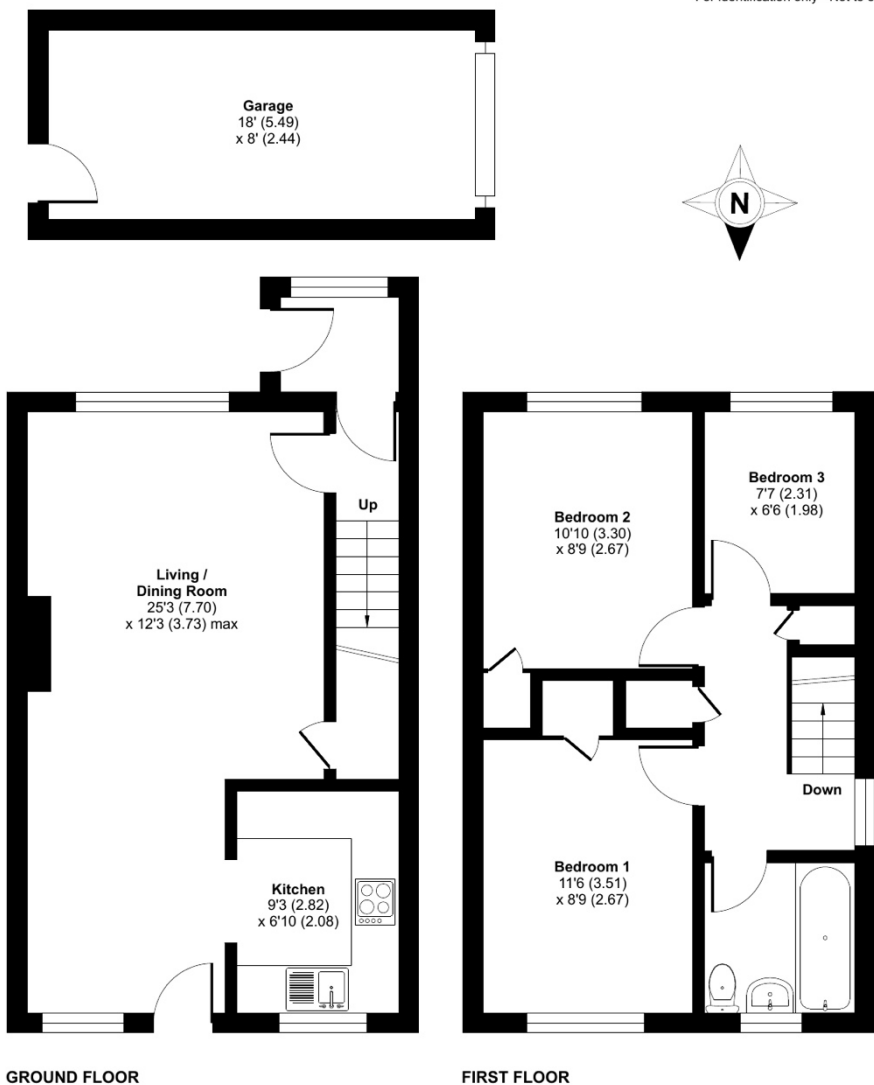
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Approximate Area = 818 sq ft / 75.9 sq m

Garage = 144 sq ft / 13.3 sq m

Total = 962 sq ft / 89.2 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). © nche.com 2024. Produced for Lundy-Lester Ltd. REF: 1160756



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			
(81-91) B			86
(69-80) C			
(55-68) D		62	
(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.