



Price Range £275,000 - £285,000

Stane Street Close, Pulborough, West Sussex





Stane Street Close, Pulborough, West Sussex, RH20 1BD

Offered chain free, this three bedroom mid terrace house sits within an established residential area, only a moments walk from Sainsbury's supermarket, award-winning Coughtreys Butchers and "The Greenhouse" grocery shop. The primary school is less than a mile away, with older children catching a bus to The Weald Secondary School from a stop at the end of the road.

In need of modernisation and improvement, the property offers an almost blank canvas for the next owner, as only the kitchen has been replaced in recent years. There is a gas fired central heating system and double glazing throughout but all the carpets have been removed and the walls stripped in readiness for updating.

The family have lived in the property for more than 50 years and have some really happy memories here. The south west facing rear garden offers plenty of space for children to play and the front garden could be turned into a driveway, subject to dropped kerb permission from the local council being attainable.

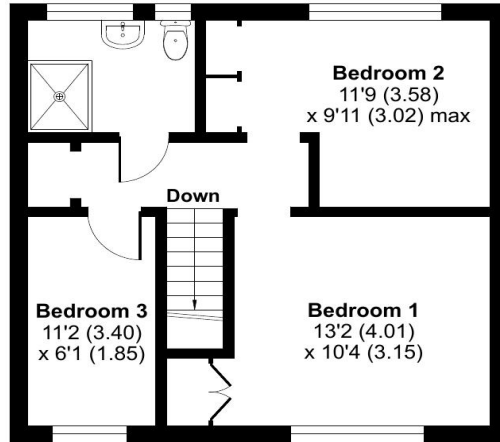
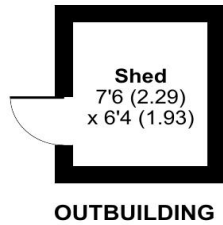


All local amenities are within easy reach, including a range of independent and specialist shops, pubs, cafes and restaurants. Please note that probate has yet to be applied for but this property would subsequently make a great project for someone, either to live in or as a buy to let investment.

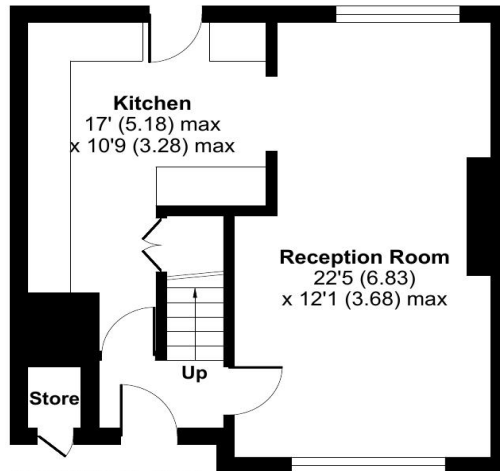


Stane Street Close, Codmore Hill, Pulborough, RH20

Approximate Area = 915 sq ft / 85 sq m (excludes store)
 Shed = 48 sq ft / 4.4 sq m
 Total = 963 sq ft / 89.4 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: 1166033



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			89
(69-80) C		70	
(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	



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.