



Price Range £500,000 - £515,000
Moat Lane, Pulborough, West Sussex

kw **MARTIN**
LUNDY-LESTER



Moat Lane, Pulborough, West Sussex, RH20 2DF

Set within an elevated position, this extended and remodelled three bedroom semi detached house offers a surprising amount of living space plus an oversized single garage and driveway parking for a number of cars. The primary school is only a few minutes walk away, with older children catching a bus to The Weald from a stop at the bottom of the hill.

The welcoming entrance hall features Karndean flooring and leads to a beautiful bay-windowed living room with oak flooring and a cosy woodburner. The high specification kitchen was replaced in 2020 and includes an integrated dishwasher, stylish butler sink, a range cooker and an American style fridge/ freezer. Opening onto the dining area, this is a really family-friendly, sociable room which has space for a washing machine and a tumble dryer, plus French doors onto low maintenance composite decking. There is a useful rear lobby for coats and shoes and a cloakroom/wc. Upstairs, the large landing is currently used as a study area, perfect for working from home or for the kids to do their homework at. The principle bedroom is huge and all three bedrooms will take a double. The refitted family bathroom feels fresh and modern, with a bath and separate shower. Over the last five years, the property has been sensitively improved by the current owners. Most of the windows and doors have been replaced, a remote control roller shutter added to the 22'6 long garage, along with the addition of an EV charging point.



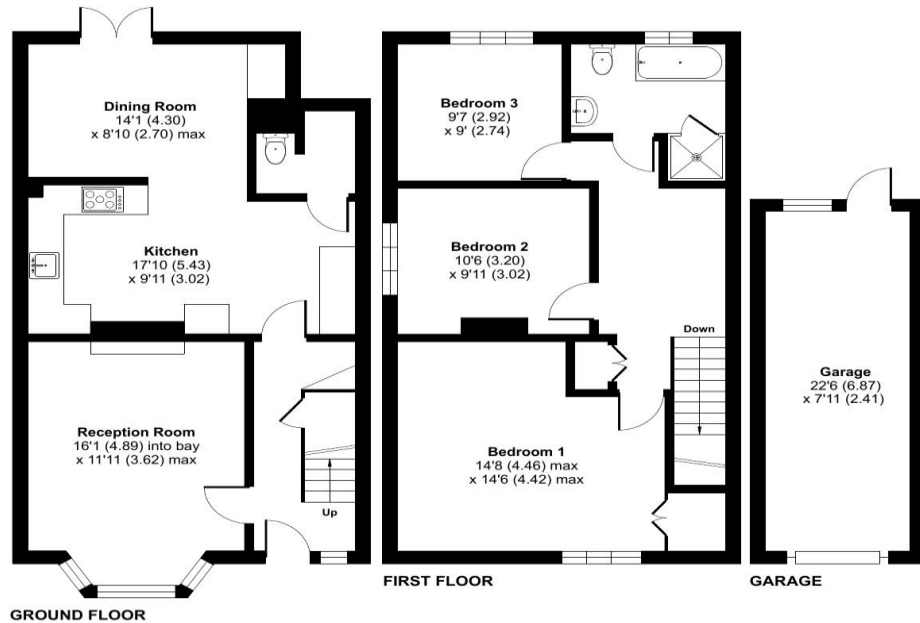
Well placed for all that the village has to offer, this lovely home is only a mile away from Pulborough's mainline railway station, which has direct routes to London and Gatwick. A range of shops, pubs, cafes and takeaways are all nearby, plus a large recreation ground with playpark and outside gym equipment. Wonderful walks start from the end of the driveway, including into the glorious South Downs close by.



Heather Bank, Moat Lane, Pulborough, RH20

Approximate Area = 1205 sq ft / 111.9 sq m
 Garage = 178 sq ft / 16.5 sq m
 Total = 1383 sq ft / 128.4 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). © ncthecom 2024. Produced for Lundy-Lester Ltd. REF: 1191908



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 | | 84 |
| (69-80) C | 71 | |
| (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.