



## 6 Sinclair Drive, Pulborough

A beautifully presented 4 double bedroom home offered for sale with no chain and vacant possession.

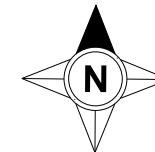
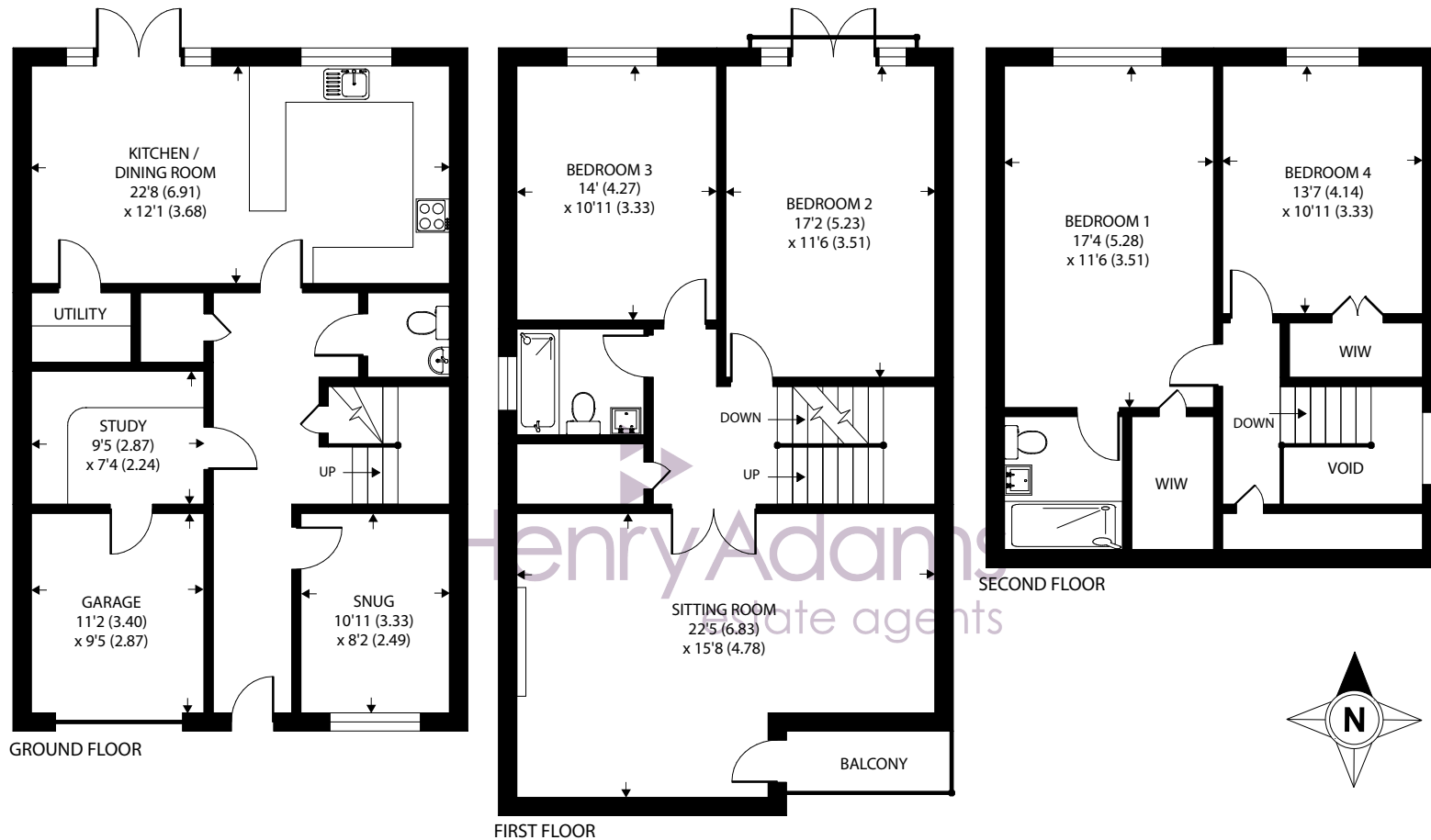


- ▶ **£10,000 contribution towards Stamp Duty**
- ▶ **Snug / playroom**
- ▶ **Main bedroom with en-suite shower room and wardrobe**
- ▶ **Garage for storage only and driveway parking**
- ▶ **Large kitchen /dining room with French doors to garden**
- ▶ **First floor sitting room with balcony**
- ▶ **Three further double bedrooms**
- ▶ **Private landscaped garden**

Presenting a well presented 4-bedroom detached house offering a perfect blend of luxury and comfort. Stepping inside, you are welcomed by a spacious layout boasting a large kitchen/dining room, ideal for hosting gatherings or simply enjoying every-day meals. The French doors open up to the meticulously landscaped private garden, allowing seamless indoor-outdoor living. A snug/playroom provides a cosy retreat for relaxation, while the first-floor sitting room boasts a balcony offering picturesque views. The main bedroom is a true sanctuary with its en-suite shower room and wardrobe, accompanied by three additional double bedrooms, ensuring ample space for the whole family. The garage has been partially converted to provide storage and a useful study and there is also driveway parking available, the garage also has an electric car charging point. Benefit from the peace of mind of the remainder of NHBC guarantee, making this property an opportunity not to be missed.

Outside, the property offers a delightful outdoor space that complements the charm of the interiors. The private landscaped garden is a haven for relaxation and entertaining, with plenty of room for outdoor furniture, gardening, and soaking up the sunshine. Whether you're unwinding after a long day or hosting a summer barbeque, this garden provides the perfect backdrop for all occasions. Additionally, the garage, suitable for storage purposes, and the driveway parking ensure convenience and security for vehicles and belongings.





Approximate Area = 2168 sq ft / 201.4sq m  
 Garage = 104 sq ft / 9.6sq m  
 Total = 2272sq ft / 211 sq m

For identification only - Not to scale



Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.

## Location

The area around Pulborough provides a wide range of sporting and recreational facilities with West Sussex Golf Club and other golf clubs further afield at Cowdray Park and Goodwood. There is gliding at nearby Parham, theatres at Chichester, Horsham and Worthing and sailing centres all along the coast. The local countryside provides numerous walks and bridle paths including the South Downs Way. Of special note is the RSPB nature reserve at Wiggonholt Brooks. Pulborough has rugby, bowls and cricket clubs, where there are leisure centres at Storrington and Billingshurst.

