



Price Range £460,000 - £480,000
New Place Road, Pulborough, West Sussex

kw **MARTIN**
LUNDY-LESTER



New Place Road, Pulborough, West Sussex, RH20 2JB

Offered chain free, this three bedroom detached house offers family-friendly accommodation within two minutes walk of the primary school and the school bus stop for The Weald secondary school and sixth form college. A large recreation ground with children's play area and outside gym is just around the corner, with Tesco and the medical centre also very close by. Commuters will appreciate that Pulborough's mainline railway station is less than a mile away, offering direct routes to London and Gatwick. A range of independent shops, cafes, bars and restaurants will be found in the village, which sits on the edge of the beautiful South Downs National Park.

The property feels welcoming, light and airy, with a lovely lounge / dining room opening onto a wide sunroom overlooking the secluded rear garden. The kitchen has a useful breakfast bar and there is a ground floor cloakroom / wc. Upstairs, two of the bedrooms are doubles, the third being a really good single. At one time, the bathroom was converted into a wetroom for mobility access. It's currently configured as a shower room, providing speedy family washing in the morning. The 45ft long tandem garage / workshop is a really useful space, perfect for anyone wishing to store classic cars or motorbikes, for example, whilst retaining plenty of space for storage.

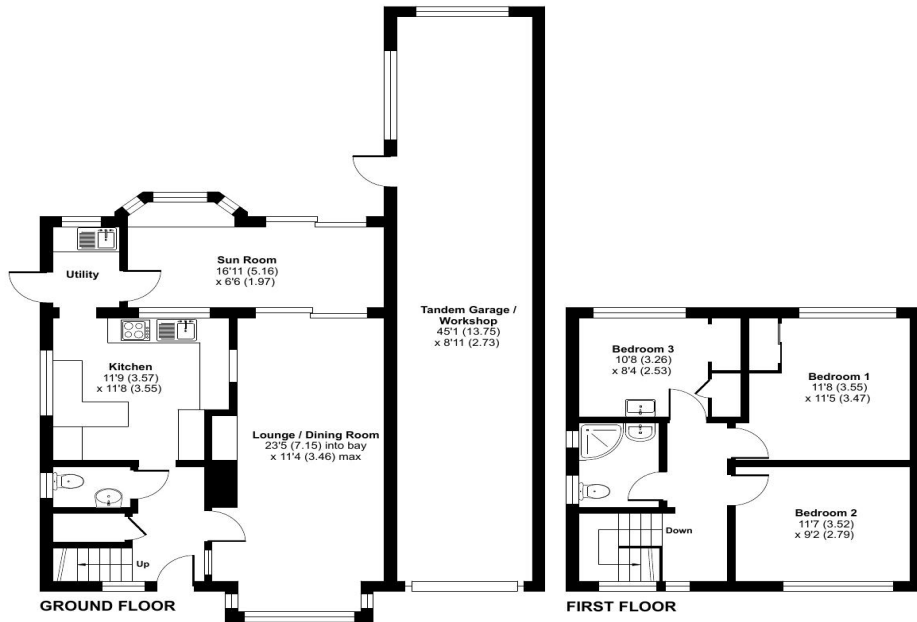


There is driveway parking for two to three vehicles at the front of the house, plus a stunning south facing rear garden, which features an abundance of mature



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Approximate Area = 1111 sq ft / 103.2 sq m
 Garage = 404 sq ft / 37.5 sq m
 Total = 1515 sq ft / 140.7 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). © nchecom 2024. Produced for Lundy-Lester Ltd. REF: 1166095



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			
(69-80) C			78
(55-68) D		61	
(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.