



Price Range £1.2m - £1.3m

Tudor Close, Pulborough

kw **MARTIN**
LUNDY-LESTER



Tudor Close, Pulborough, RH20 2EF

Tudor Close is arguably one of the most desirable roads in the area, situated just off West Chiltington Road and comprising individually designed detached homes standing in generous plots. This is one such property, set within just under 0.8 of an acre, with a fabulous south facing rear garden, perfect for a growing family.

With almost 3200sq ft of space, including the integral triple garage, the property offers well proportioned accommodation, including a dual aspect living room with bi-folding doors opening onto a full width patio seating area. There is a formal dining room, a study, family room with bi-folds and a bespoke kitchen with high specification integrated appliances and space for a table and chairs. The utility room has access to the garage. Upstairs, all five bedrooms are doubles, the principle also benefitting from a well appointed ensuite shower room. Three of the bedrooms look out across the rear lawn.



The "in and out" gated driveway offers ample parking for numerous vehicles and the gardens offer a safe space for children to play or for adults to relax with family and friends. The timber garden room / summer house would make a great home office or teen den. Commuters will appreciate being only two miles from Pulborough's mainline railway station, with direct routes to London and Gatwick. Wonderful walks will be found almost from the front door, with all local amenities with a few minutes drive.



Mustercoombe House, Tudor Close, Pulborough, RH20



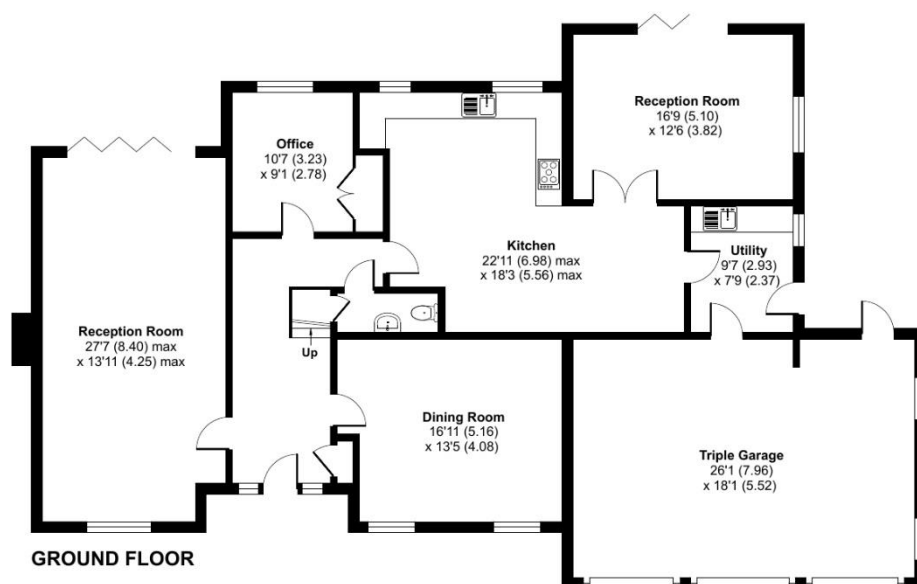
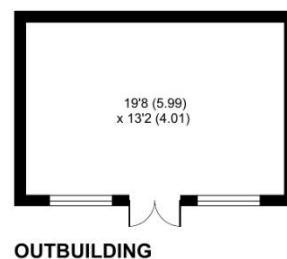
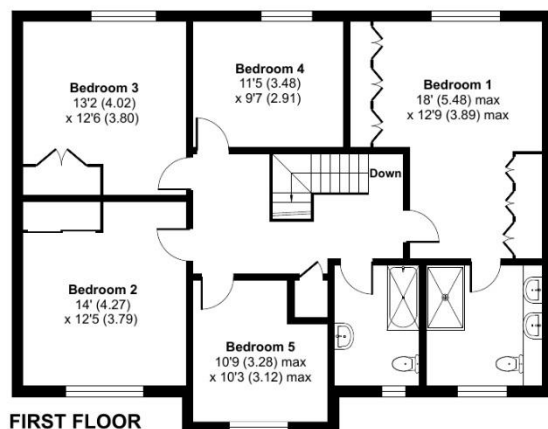
Approximate Area = 2695 sq ft / 250.3 sq m

Garage = 471 sq ft / 43.7 sq m

Outbuilding = 259 sq ft / 24 sq m

Total = 3425 sq ft / 318 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). © richcom 2025. Produced for Lundy-Lester Ltd. REF: 1277972



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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	73 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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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.