



£325,000 - £340,000

Glebelands, Pulborough

kw **MARTIN**
LUNDY-LESTER



Glebelands, Pulborough, RH20 2JL

Situated on the edge of the estate, this two bedroom mid terraced house has a lawned front garden set behind a pleasant footpath, plus a low maintenance rear garden, perfect for children to play in or for adults to relax with family and friends. The bright and airy accommodation includes a good sized living room with large downstairs cupboard and a modern open plan kitchen / dining room with integrated appliances. The conservatory opens onto the rear garden and is currently used as a utility room but would also make a great playroom or home office. Both bedrooms are really good doubles and there is modern bathroom with p-shaped bath. There is a really useful garage in a block behind the property, plus a parking space in addition to plenty of on road parking in the two cul-de-sacs close by.

Young families will love that there is a pedestrian shortcut to the pre and primary school, making for a very speedy school run without needing to take the car. Older children catch a bus to The Weald School and Sixth Form College from a number of stops close by. The large recreation ground nearby, with playpark and outside gym, offers plenty of scope to burn off any excess energy. The mainline station is about a mile away by foot, with direct routes to London and Gatwick.

All local amenities in the welcoming village are within easy reach, including two supermarkets, a range of shops, pubs, cafes, takeaways and restaurants plus a medical centre and dentists. There are some wonderful walks into the South Downs and plenty of fun to be had on the River Arun.





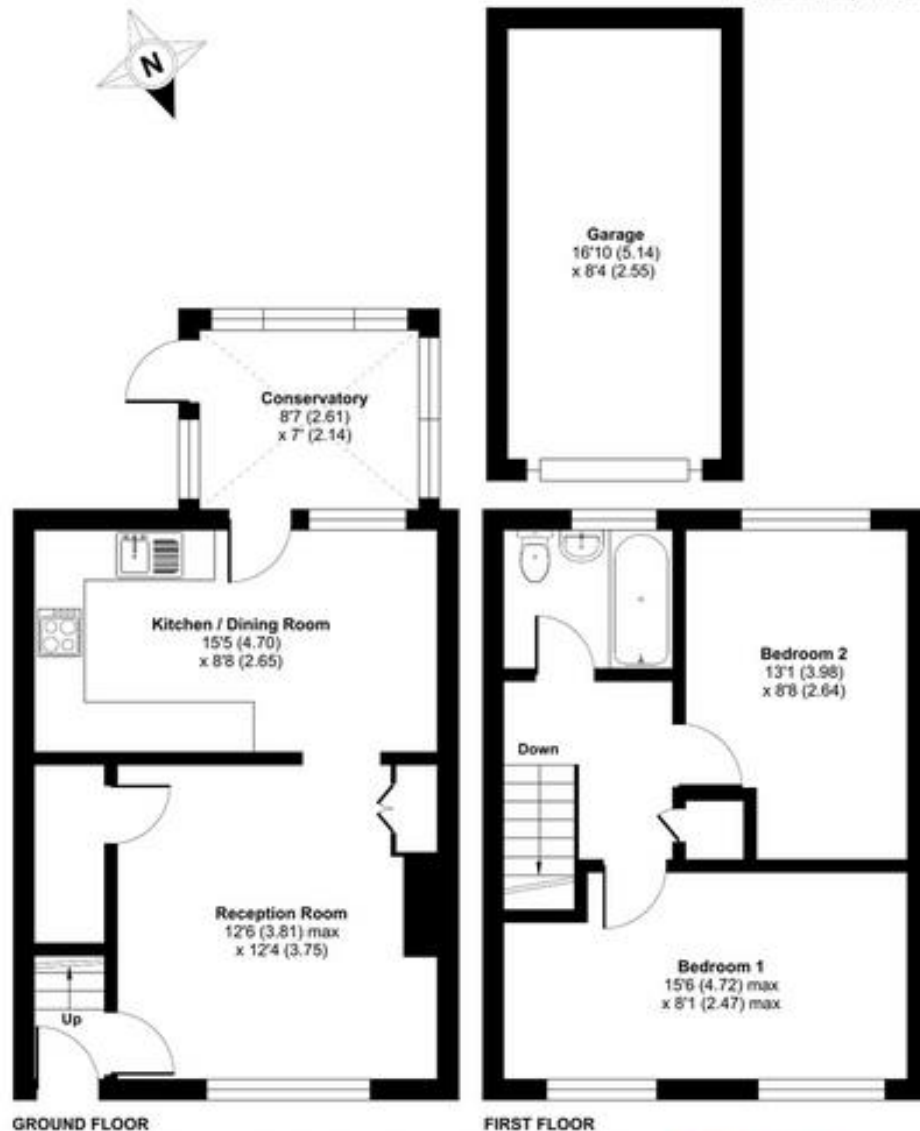
Glebelands, Pulborough, RH20

Approximate Area = 744 sq ft / 69.1 sq m

Garage = 141 sq ft / 13 sq m

Total = 885 sq ft / 82.1 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). © nchcom 2025. Produced for Lundy-Lester Ltd. REF: 1284305



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		88 B
69-80	C	72 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.