



Price Range £550,000 - £575,000

Glebelands, Pulborough

kw **MARTIN**
LUNDY-LESTER



Glebelands, Pulborough RH20 2JJ

Offering family-friendly accommodation over two floors, this four bedroom detached house sits on the edge of the very popular road, Glebelands overlooking neighbouring farmland to the rear. The primary school is a ten minute walk away, with older children catching a school bus to The Weald from a stop just down the road. Pulborough's mainline railway station is about a mile on foot, with direct routes to London and Gatwick. All local amenities are close by, including a range of independent shops, bars, cafes and restaurants, two supermarkets, plus doctors and dentists. Wonderful walks will be found in the beautiful South Downs and there are plenty of play parks in the village, plus a large recreation ground.

The welcoming entrance hallway has a cloakroom/wc leading off. There is a dining room opening onto the living room with conservatory beyond. The L-shaped kitchen / breakfast room has space for a table and chairs and the integral garage has been converted into a very useful study / playroom. Three of the four bedrooms are doubles, the fourth being a really good single.

Outside, there's driveway parking for two cars, plus a small lawned front garden. The rear garden is a wonderful space for children to play or for adults to relax with friends, the level lawn being complemented by a choice of patio seating areas.

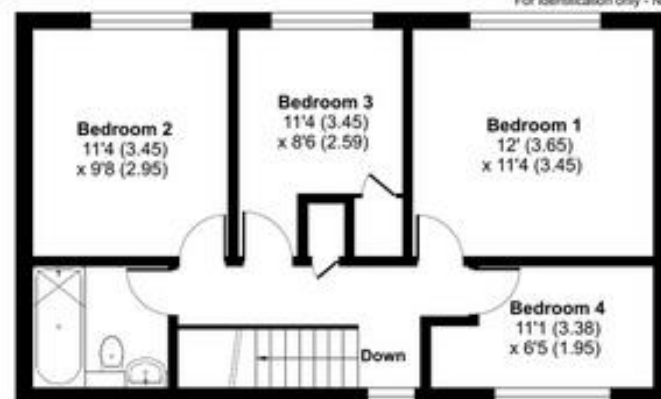




Glebelands, Pulborough, RH20

Approximate Area = 1431 sq ft / 132.9 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



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: 1329573



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		79 C
55-68	D	62 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.