



Price Range £700,000 - £750,000

Church Place, Pulborough

kw **MARTIN LUNDY**
ESTATE AGENTS

Church Place, Pulborough RH20 1AF

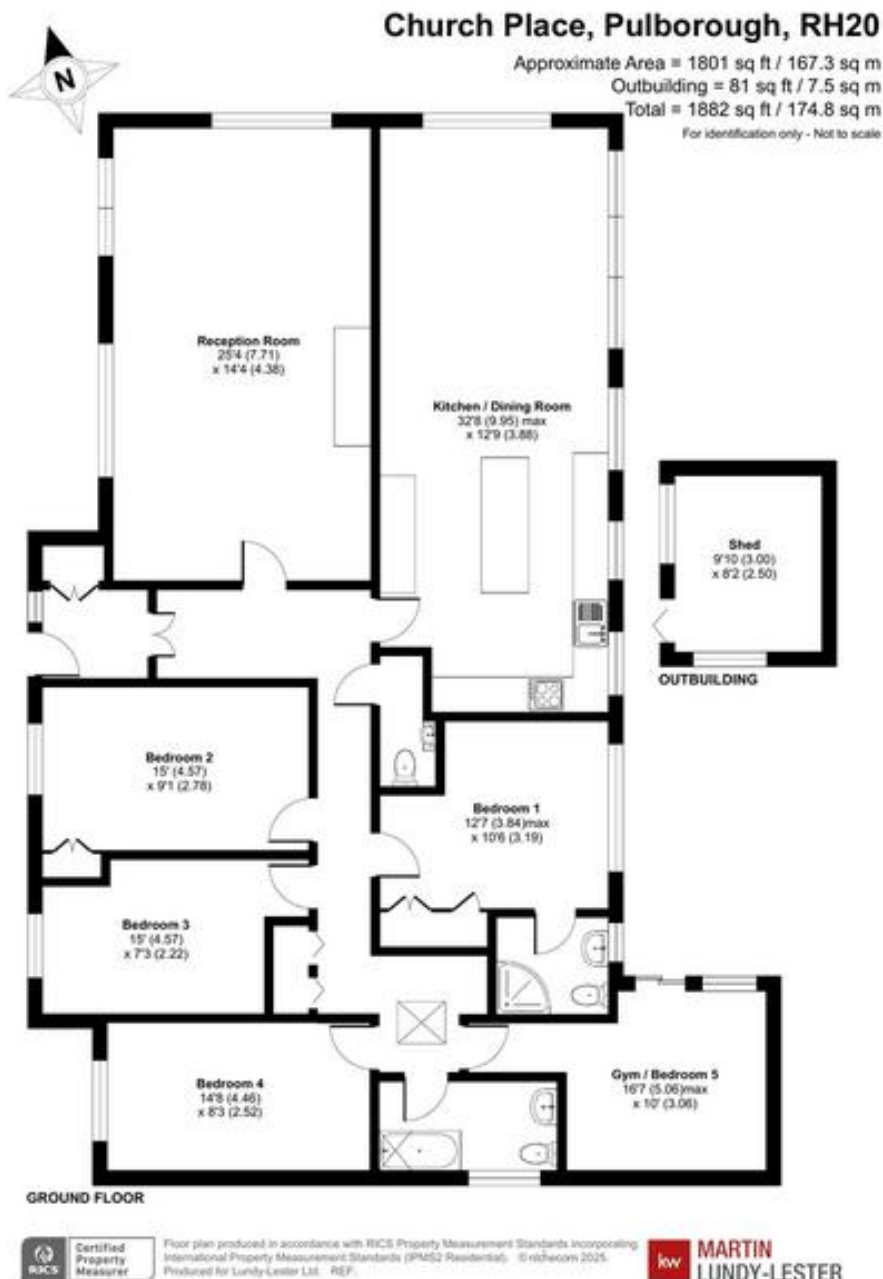
Tucked away at the end of a private lane, shared with just one other bungalow, this bright and airy detached property has been modernised and improved and offers bright and airy living space over one level. There's more than 1800sq ft on offer, including a large dual aspect living room with cosy woodburner and a 32ft kitchen / dining room which features integrated appliances and bi-folding doors onto the garden. All five bedrooms will take a double but if you don't need them all to sleep in, some could alternatively be used as space to work from home, as a gym / hobbies room or a walk-in dressing room. Bedroom One has an ensuite shower and there is a good sized family bathroom plus a separate guest cloakroom / wc off the hallway.

There is gravelled driveway parking to the front, plus an area of land at the top of the lane which is included within the sale. This additional garden features a number of protected trees, perfect for children to climb and could easily be made more private in order to create a lovely secluded play area for kids to enjoy. The rear garden is far larger than expected and is broadly split into three sections. The first includes a large patio seating area, plus lawn with mature shrub borders and a view towards St Mary's Church. The second would make a wonderful allotment space for growing fruit and veg whilst the third is ideal for storage and composting, etc.

Commuters will love that the station is only a three or four minute stroll away, with direct routes to London and Gatwick. All local amenities are within a few minutes walk, including a choice of shops, bars, cafes, takeaways and restaurants. The primary school is about half a mile away, with older children catching a school bus to The Weald from a stop outside Tesco, also very nearby.







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		81 B
69-80	C		
55-68	D	66 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.