



Price Range £825,000 - £850,000

Church Place, Pulborough

kw **MARTIN LUNDY**
ESTATE AGENTS

Church Place, Pulborough, RH20 1AF

Tucked away within a small, private cul-de-sac this well proportioned detached house offers very flexible, mobility-friendly living space within the conservation area, only moments from St Mary's church, the medical centre, supermarket and a choice of shops, bars, restaurants and takeaways. Commuters will really appreciate that there's a footpath just down the road which provides a very handy short cut to Pulborough mainline station, with direct routes to London and Gatwick. There are wonderful walks almost from the front door.

Set over two floors, the property features a large living room with a modern woodburner. The high specification kitchen has ample food preparation and storage space, plus a dual fuel range cooker. There's a second lounge / dining room, plus two further reception rooms, one of which is used as a sitting room but would alternatively make a lovely playroom or teen den. Upstairs, three of the bedrooms are doubles, the fourth being a good single. The refitted ensuite shower room and family bathroom are very stylish and all fixtures and fittings throughout the house are of a very good quality, including oak and Karndean flooring.

Outside, there's driveway parking, plus a mature landscaped garden which wraps around the property. The large decked area provides great entertaining space, overlooking a couple of good sized lawns, ideal for children to play on. The 22ft long bespoke timber garden room / office is insulated and has its own cloaks / toilet, making this a great work from home space.





The Hoops, Church Place, Pulborough, RH20

Approximate Area = 1907 sq ft / 177.1 sq m

Outbuildings = 416 sq ft / 38.6 sq m

Total = 2323 sq ft / 215.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS) Residential. © 2025. Produced for Lundy-Lester Ltd. REF: 1309949

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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	79 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.