



Price Range £330,000 - £350,000

London Road, Pulborough

kw **MARTIN**
LUNDY-LESTER

London Road, Pulborough RH20 1AS

This delightful cottage sits well back from the road, within a row of six, with a long front garden and a west facing rear courtyard. Sensitively updated and improved by the current owner, the property blends contemporary features with character charm and is beautifully presented throughout.

The cosy living room has a woodburner and the kitchen / dining room has built in storage, space for a good sized table and chairs, plus a range cooker. There is a courtyard beyond, with space for wheelie bins and so on. The ground floor wetroom has a walk-in shower for easy access. Upstairs, two of the bedrooms are doubles, the third being a single but would also make a great home office or study, with views across the railway line to countryside behind. There is space to park one car along the gravelled private lane. Keen gardeners will love the mature garden to the front, which is divided into a number of areas, with lawn and patio seating, a greenhouse and a summer house.

The station is about 15 minutes walk away, with direct routes to London and Gatwick. A range of independent and specialist shops, pubs, cafes and restaurants are all close by. The primary school is only a short stroll away, with older children catching a bus to The Weald from a stop just down the road.

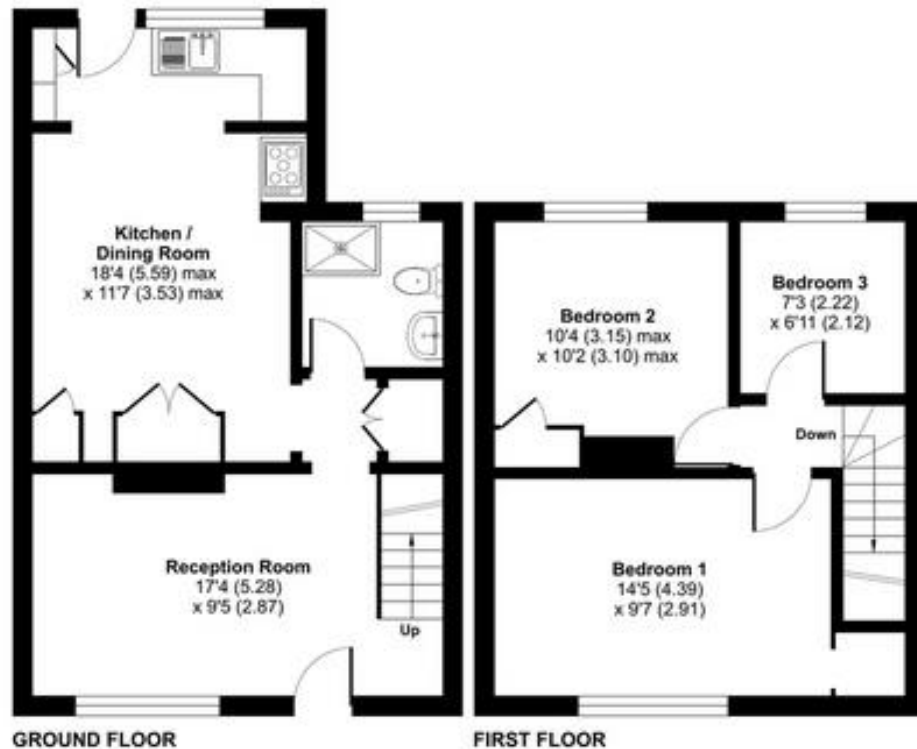




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Approximate Area = 790 sq ft / 73.4 sq m

For identification only - Not to scale



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	61 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.