





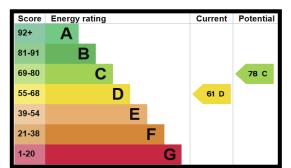






**Book a Viewing** 

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IMPORTANT NOTICE

1: These particulars do not constitute part or all of an offer or contract. You should not rely on statements by Clarkes in the particulars as being factually accurate. Clarkes do not have authority to make representations about the property. 2: The measurements shown are approximate only. Potential buyers are advised to recheck the measurements before committing to travel or any expense. 3: Clarkes have not tested any apparatus, equipment, fixtures, fittings or services and buyers should check the working condition of any appliances. 4: Clarkes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. Any reference to alterations or use of any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained.







**Asking Price** £1,375,000 **Freehold** 

## Lindor, Tudor Close, Pulborough, RH20 2EF

Clarkes

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01243 861344



## What the agent says... ",,

This exceptional six-bedroom detached home is a masterpiece of style and flexibility. Architecturally appealing, it is arranged over two levels and boasts generously proportioned rooms throughout. Upon entering the property, you are welcomed into a large entrance hall, complete with beautiful Amtico flooring. The main living room is a large yet cosy space with stylish log burner featuring dual aspect windows and double doors, which open directly onto a patio. At the heart of the home is a spacious kitchen / diner equipped with high-end integrated appliances. Adjacent to the kitchen is a utility room with sink, underworktop space for washing machine and tumble dryer, plus additional storage. There is a cloakroom, formal dining room, and a large, versatile family room which could easily be used as a home office. Uniquely, the property features two additional reception rooms, which could easily be transformed into a selfcontained annexe.

On the upper floor, all six spacious bedrooms offer tranquil retreats boasting beautiful views. Two of the bedrooms could form part of the aforementioned annexe for multi-generational living and the principal suite features a walk-in wardrobe and en-suite, with a large shower and separate deep soaking tub. Outside, the home impresses with a sweeping driveway, allowing parking for multiple vehicles. A large garage provides secure parking with EV charger and substantial storage across two levels. The extensive and well-maintained rear gardens are a standout feature. With Fibre To The Property creating a super fast broadband connection we think you are good to go!

## Material Information:

Council Tax: Horsham Council Band G Property Type: Purpose built

Property Construction: Standard Electricity Supply: Mains

Water Supply: Mains Sewerage: Mains Heating: Gas Central

Broadband: Full fibre, Superfast (ADSL)
Parking: Double Garage and drive

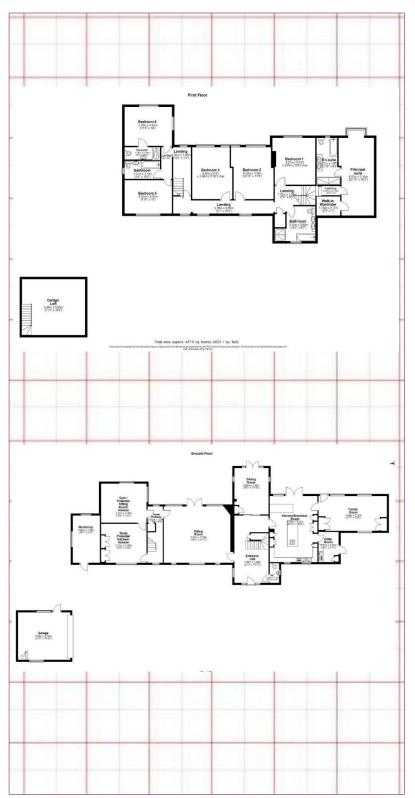
Restrictions: None

On 17/06/2025 information from the Ofcom Website shows:

JI 10 ** 3.				
Broadband	Availability	Max Down	Max Up	
Standard	✓	9 mbps	0.9 mbps	
Superfast	✓	47 mbps	8 mbps	
Ultrafast	✓	1800mbps	220mbps	
Mobile	Indoor		Outdoor	
	Voice	Data	Voice	Data
EE	likely	likely	likely	likely
Three	limited	limited	likely	likely
O2	limited	none	likely	likely
Vodafone	limited	none	likely	likely

With expansive lawns, mature trees and shrubs, and a generous patio terrace, This remarkable home offers a rare blend of space, elegance and location and viewings are strongly encouraged to fully appreciate the lifestyle and luxury this unique property provides.

- 6 Bedrooms
- Fully equipped Kitchen
- Beautifully presented
- Extensive grounds
- Private residential area





## Accommodation

**Entrance Hall** -  $6.88m \times 3.71m (22'6'' \times 12'2'')$ 

**Sitting Room** - 7.29m x 5.99m (23'11" x 19'7")

**Dining Room** - 5m x 3.66m (16'4" x 12'0")

**Kitchen/Breakfast Room** - 6.99m x 5.44m (22'11" x 17'10")

**Family Room** - 7.24m x 3.48m (23'9" x 11'5")

**Utility Room** - 3.18m x 2.16m (10'5" x 7'1")

**Gym/Annexe Sitting Room** -  $4.8 \text{m} \times 4.11 \text{m} (15'8'' \times 13'5'')$ 

Study/Office/Potential Annexe Kitchen -  $4.7m \times 3.96m$  (15'5"  $\times$  12'11")

**Principal Suite** - 7.87m x 3.45m (25'9" x 11'3")

**Bedroom 2** - 4.85m x 3.94m (15'10" x 12'11")

**Bedroom 3** - 4.85m x 3.58m (15'10" x 11'8")

**Bedroom 4** - 4.27m x 3.66m (14'0" x 12'0")

**Bedroom 5/Annexe Bedroom 1** - 4.27m x 3.58m (14'0" x 11'8")

**Bedroom 6/Annexe Bedroom 2** - 4.34m x 3.15m (14'2" x 10'4")

Garage (with upper loft) - 6.1m x 4.88m (20'0" x 16'0")