





Guide Price £795,000 Freehold

A well presented home with total accommodation exceeding 1,800 sq ft with private generous size garden.



- ▶ **Sitting room with French doors to garden**
- ▶ **Dining room and study or playroom**
- ▶ **Kitchen with direct access to garden**
- ▶ **Ground floor cloakroom**
- ▶ **Main bedroom with fitted wardrobes and en-suite shower**
- ▶ **Three further double bedrooms**
- ▶ **Family bathroom**
- ▶ **Detached double garage and driveway parking**
- ▶ **Beautifully maintained gardens**

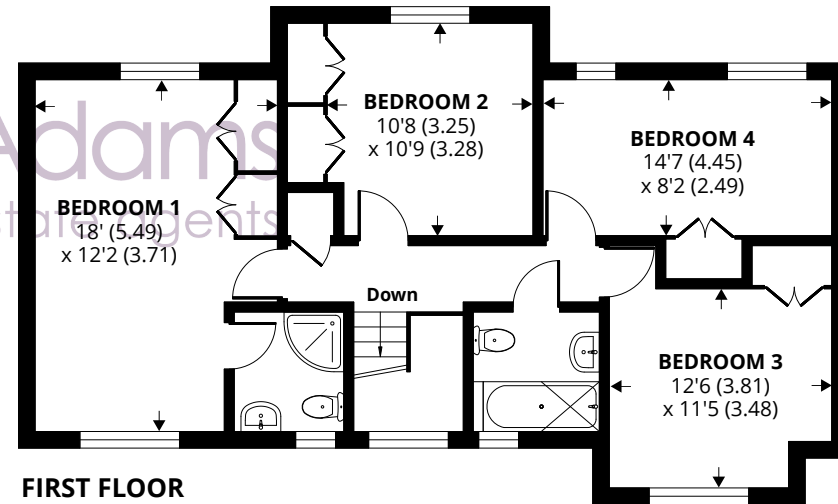
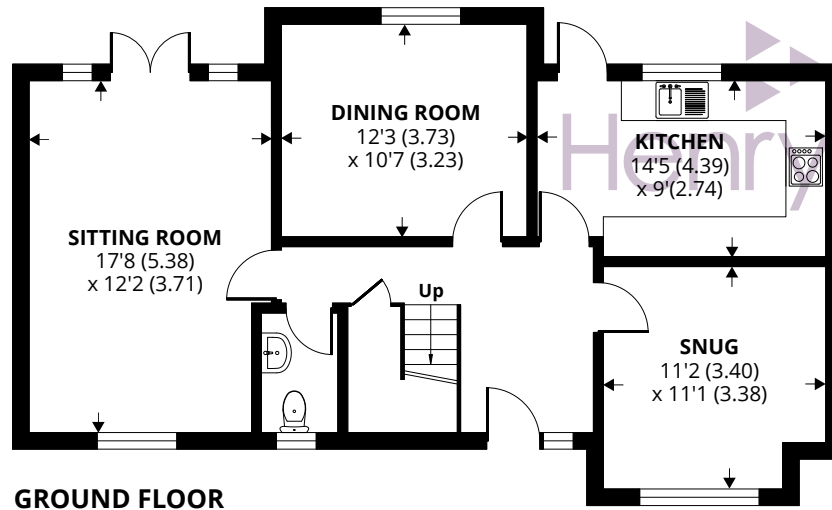
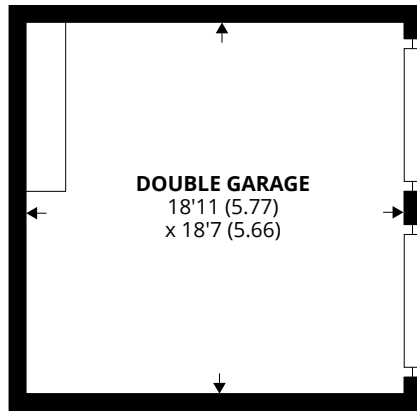
In a tucked away position this lovely 4-bedroom detached house boasts a perfect blend for comfortable living. The property welcomes you with a light sitting room, dining room, and an additional space that can serve as your private study, playroom or snug, offering endless possibilities to suit your lifestyle. The kitchen provides direct access to the private garden, making it an ideal spot for enjoying al fresco dining or simply soaking up the sunshine. A convenient cloakroom completes the ground floor accommodation.

Upstairs, the main bedroom has a range of fitted wardrobes and a stylish en-suite shower room. Three further double bedrooms offer ample space for family or guests, while a well-appointed family bathroom adds a touch of luxury. Outside, the property truly shines with beautifully maintained gardens that surround the house, providing a serene backdrop to your daily life. A detached double garage and driveway parking complete the picture, offering both convenience and security for your vehicles.









Approximate Area = 1536 sq ft / 142.6 sq m

Garage = 355 sq ft / 32.9 sq m

Total = 1891 sq ft / 175.5 sq m

For identification only - Not to scale



Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.

Location

The area around Pulborough provides a wide range of sporting and recreational facilities with West Sussex Golf Club and other golf clubs further afield at Cowdray Park and Goodwood. There is gliding at nearby Parham, theatres at Chichester, Horsham and Worthing and sailing centres all along the coast. The local countryside provides numerous walks and bridle paths including the South Downs Way. Of special note is the RSPB nature reserve at Wiggonholt Brooks. Pulborough has rugby, bowls and cricket clubs, where there are leisure centres at Storrington and Billingshurst. There is a main line railway station with links to London Victoria and the South Coast.



