



Offers Over £695,000 Freehold

A well presented detached home with double garage and driveway parking overlooking green to the front



- ▶ Generous entrance hall with ground floor cloakroom and study
- ▶ Sitting room with French doors
- ▶ Modern kitchen / dining room with French doors to garden
- ▶ Main bedroom with fitted wardrobes and en-suite
- ▶ Bedroom two with en-suite
- ▶ Two additional bedrooms and family bathroom
- ▶ Detached double garage and driveway parking
- ▶ Owned solar panels
- ▶ No forward chain

A 4-bedroom detached house offers spacious adaptable family living and close to amenities.

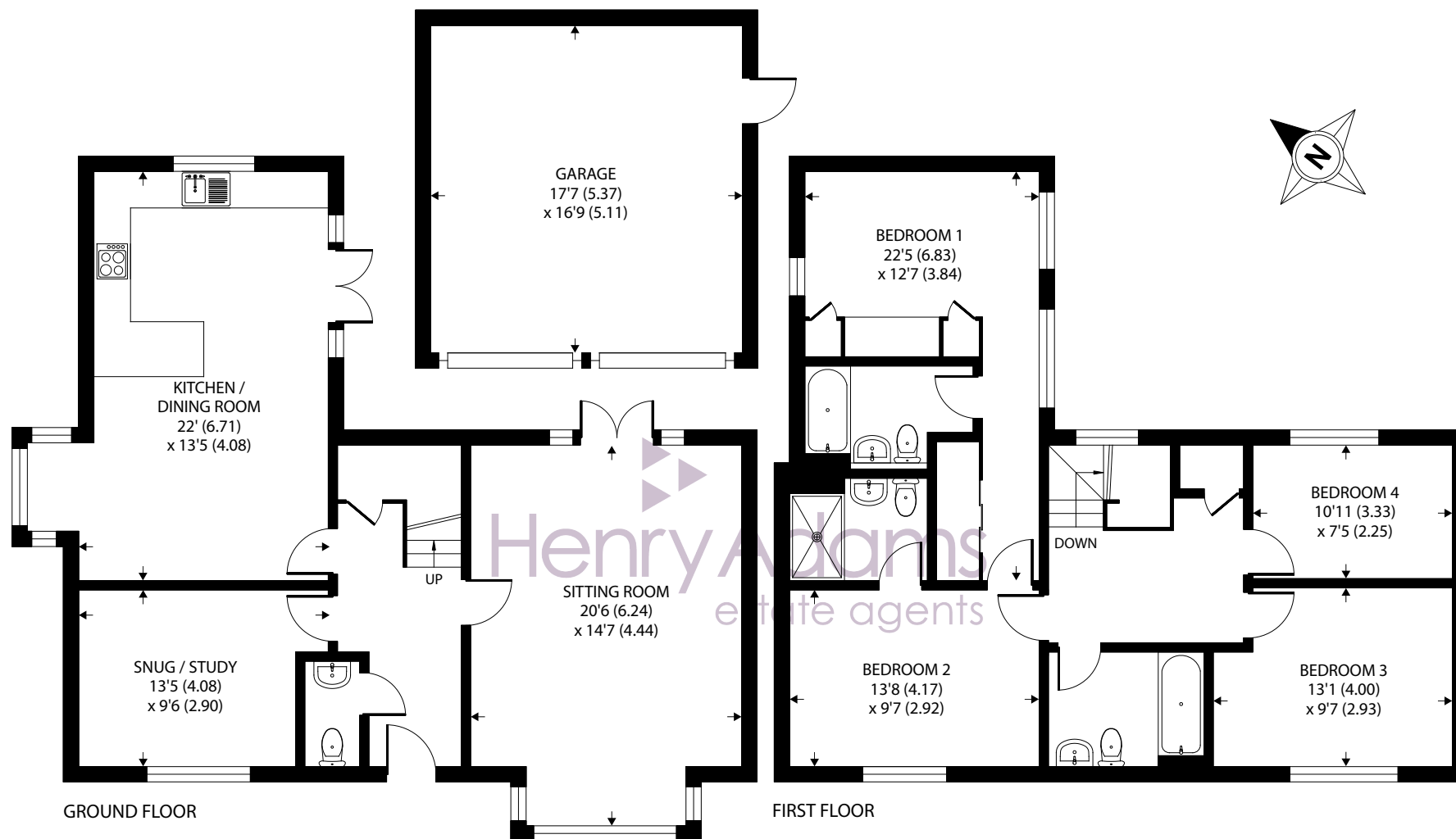
Upon entering, there is a generously proportioned entrance hall, setting the tone for the spacious accommodation that lies beyond. The ground floor is well laid out to include a convenient cloakroom and understairs cupboard, ensuring practicality is at the forefront of design.

The ground floor has double aspect sitting room, with French doors that lead out to a charming patio area. A separate study provides a dedicated area for work or relaxation, offering flexibility for various lifestyle needs.

The heart of the home can be found in the modern kitchen/dining room, which is adorned with sophistication and functionality with French doors that open out to the garden, this space is flooded with natural light, creating an inviting atmosphere for intimate family meals or social gatherings. The kitchen is equipped with a range of integrated appliances, ensuring culinary excellence is easily achieved.

Ascending to the first floor, the main bedroom awaits, complete with fitted wardrobes and an en-suite shower room. Bedroom two also benefits from an en-suite shower room, offering privacy and convenience, both bedrooms one and two also have the advantage of climate control units. Two additional bedrooms and a family bathroom complete this level, each exuding a sense of comfort and style.





Approximate Area = 1644 sq ft / 152.7 sq m

Garage = 295 sq ft / 27.4 sq m

Total = 1939 sq ft / 180.1 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.

External features include a detached double garage and driveway parking, providing ample space for vehicles and storage. Owned solar panels contribute to the property's sustainability and energy efficiency, adding a modern touch to this already impressive home. The property is offered with the advantage of no forward chain.

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. Schooling locally is St Mary's C of E aided primary school and secondary school is The Weald School in Billingshurst.

