



1 Laurel Mount Moat Lane, Pulborough - RH20 2DE

Offers Over £625,000

1 Laurel Mount Moat Lane Pulborough

- A unique upside down house with first floor sitting room to appreciate the stunning views over the Pulborough Wildbrooks and towards the South Downs
- Main bedroom with en-suite shower room and dressing area with fitted wardrobes
- Three further double bedrooms, family bathroom and separate cloakroom
- Sitting / dining room with access onto roof terrace and lovely outlook
- Kitchen with space for appliances and utility cupboard with plumbing for washing machine
- Parking for two vehicles
- Garden with ornamental pond
- Lovely roof terrace ideal for entertaining
- Walking distance to the station, school and shops

Located in the idyllic surroundings of Pulborough with spectacular views stretching over the Pulborough Wildbrooks and towards the South Downs. This unique 4 bedroom detached house offers a truly distinctive living experience. Designed in an upside-down style, the first floor boasts a spacious sitting room that provides a perfect vantage point to admire the views. The main bedroom features an en-suite shower room and dressing area with fitted wardrobes, while three additional double bedrooms, a family bathroom and additional cloakroom ensure ample accommodation space. The sitting/dining room opens onto a delightful roof terrace, offering a charming outlook ideal for relaxing or entertaining. The kitchen, complete with space for appliances, is a functional and bright inviting space. Parking is available for two vehicles, adding convenience for residents. This residence is within walking distance to the station, school, and shops, providing accessibility and convenience for daily life.

The outdoor space of this property is a sanctuary in itself, offering a tranquil escape from the every-day hustle and bustle. The garden features an ornamental pond, adding a touch of serenity to the surroundings, there is a useful garden shed and outside power sockets. A lovely roof terrace complements the property, providing an additional outdoor space perfect for hosting gatherings or simply enjoying the fresh air.



With its convenient location and unique design, this residence presents an opportunity to savour a sophisticated lifestyle amidst the natural beauty of Pulborough.

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.

Council Tax band: F

EPC - D

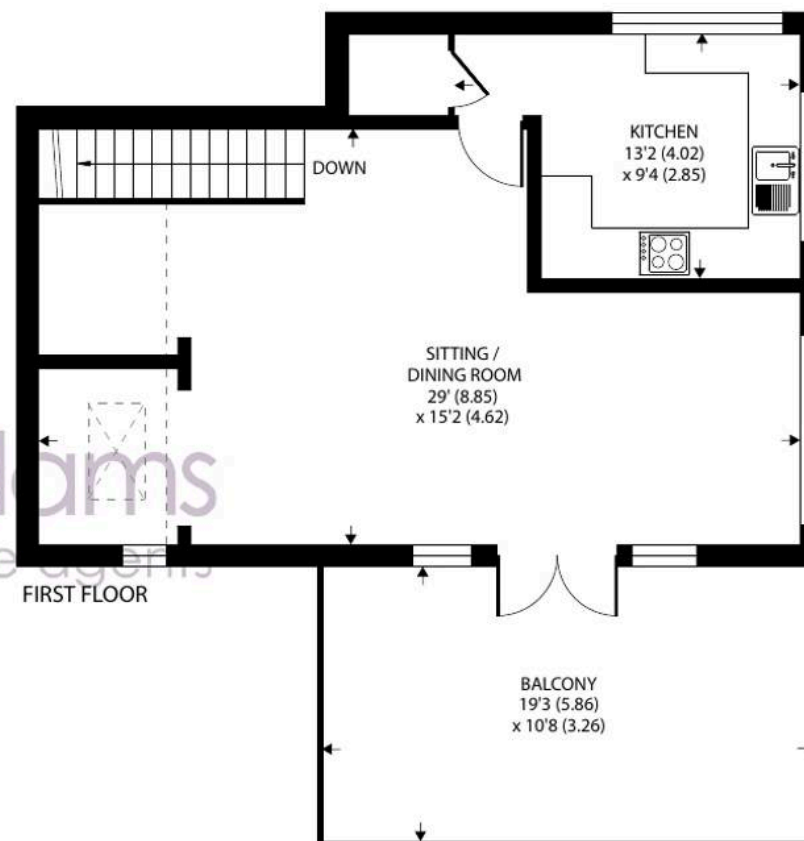
Tenure: Freehold







Denotes restricted
head height



Approximate Area = 1356 sq ft / 125.9 sq m

Limited Use Area(s) = 63 sq ft / 5.8 sq m

Total = 1419 sq ft / 131.7 sq m

For identification only - Not to scale







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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