



Price
£350,000

Freehold

2x  1x  1x 

Sinclair Drive,
Pulborough, West
Sussex, RH20

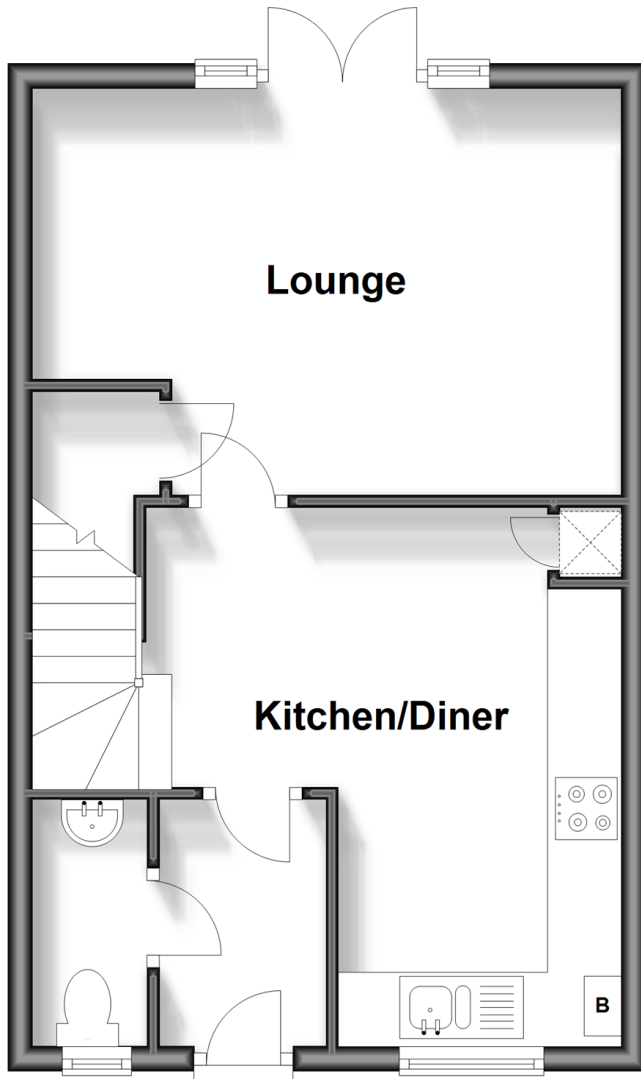
OVER 60?

Secure this property
for up to **59% less!**

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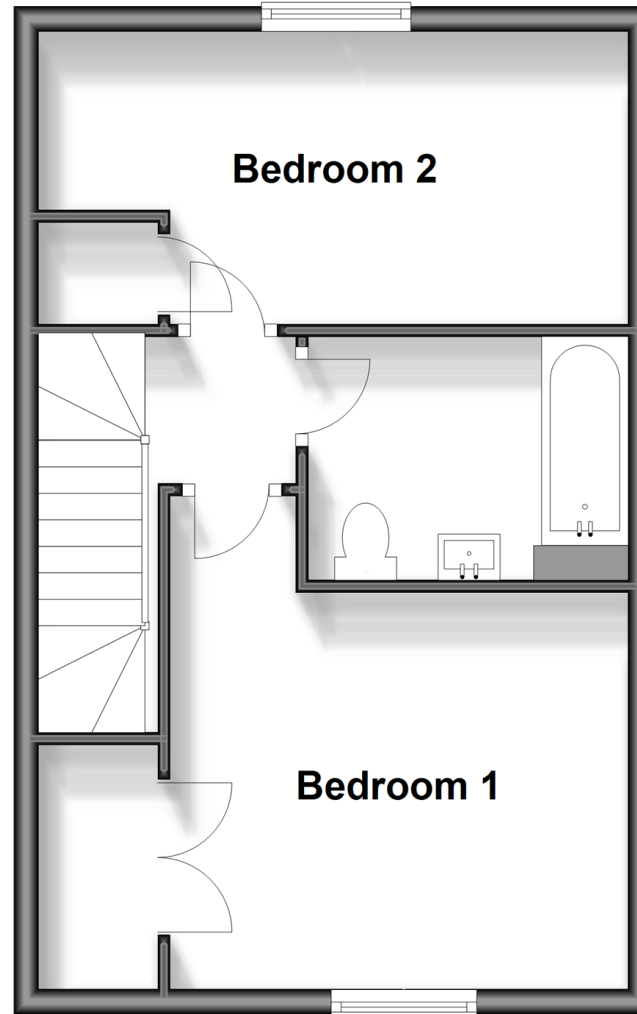
Ground Floor

Approx. 36.7 sq. metres (395.0 sq. feet)



First Floor

Approx. 36.7 sq. metres (395.0 sq. feet)



Accommodation

GROUND FLOOR

Entrance Hall

Cloakroom

Kitchen/Diner: (L-shaped) 14'2 x 7'4
(4.32m x 2.24m) plus 12'8 x 7'0 (3.86m x
2.14m)

Lounge: 15'8 maximum x 10'8 maximum
(4.78m x 3.25m)

FIRST FLOOR

Landing

Bedroom 1: 12'0 up to fitted wardrobes x
10'5 (3.66m x 3.18m)

Bedroom 2: 15'8 maximum x 7'9
maximum (4.78m x 2.36m)

Bathroom

OUTSIDE

Front Garden

Rear Garden

2 x Allocated Parking Spaces



Main features

- Modern mid-terrace home
- Remaining term on NHBC warranty
- Very well presented throughout
- A useful ground floor cloakroom
- Front and rear gardens, plus two allocated parking spaces
- Ideally situated for country walks, the primary school, supermarkets and other amenities



Nearest Schools

Primary School: St Mary's C of E Primary School 0.3 miles

Secondary School: The Weald School 4.1 miles

Transport Information

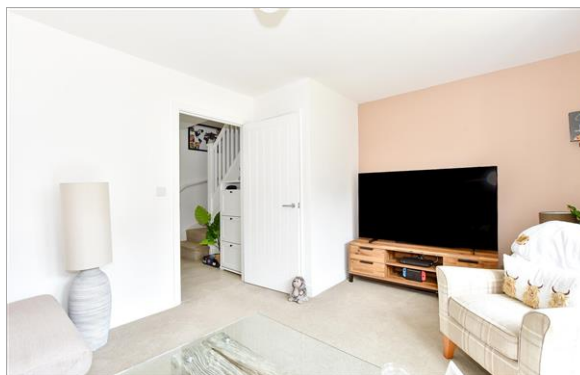
Train Stations:
Pulborough 0.7 miles
Billingshurst 4.1 miles

Address

Sinclair Drive, Pulborough, West Sussex, RH20

Directions

For directions to this property please contact us.





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- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.



EPC RATING
CURRENT: **B(84)** POTENTIAL: **A(97)**

21405776/20241019/CT/JD