



32 Swan View Pulborough West Sussex RH20 2BF

**Comyn
& James**
Town and Country Homes



View from bedroom window

£418,000

Far reaching southerly views over The Wild Brooks, an outstanding 3 bedroom home in a select position in the heart of this popular village - featuring stylish new bathroom and kitchen suites and new conservatory, superb landscaped garden

Hall | Cloakroom | Sitting Room | Dining Room
Bespoke Kitchen | Conservatory | 3 Bedrooms
Modern Bathroom

Garage and Driveway | Landscaped Garden | Sun Deck
with Southerly Views | Octagonal Summer House

Heart of the Village | Central for Shops, Village Hall,
Library, Walks to the RSPB, Bus Routes
and Mainline Station

Impeccably Presented



Covered outside Porch with front door to

Reception Hall : Tiled floor, space for coats, light point and radiator.

Cloakroom : Comprising WC, wash hand basin, radiator, tiled floor and part tiled walls, radiator and light point.

Sitting Room : 15'5 x 13'6 (4.70m x 4.11m) : Outlook to front, stairs rising to first floor with deep under stairs recess with space

for furniture, radiator, TV aerial points, telephone point and thermostat. Archway to :

Dining Area : 9' x 7'6 (2.75m x 2.30m) : Sliding patio door and outlook to the garden through the Conservatory. Radiator and light point. Door to

Kitchen : 10'7 x 7'4 (3.24m x 2.24m) : Beautifully presented and featuring a bespoke Beckermann Montana basalt grey range of kitchen furniture incorporating AEG built-in microwave, single

steam oven and undercounter fridge with freezer compartment. Range of wall and base units including carousel unit, drawers and pull out rack. Solid oak worktops with a Franke stainless steel sink and AEG 5 zone hob. Cupboard housing recently installed gas fired boiler. Tiled floor, matching cornice and pelmet. Radiator. Delightful outlook over landscaped garden and deck.

Conservatory : 9 x 6'7 (2.76m x 2.00m) : A stylish conservatory recently added with picture windows overlooking the landscaped garden. Tiled floor and double doors to the garden.



First Floor

Landing: Access to loft space, radiator and airing cupboard with replaced immersion heater.

Bedroom 1: 12' 4 x 8' 9 (3.78m x 2.67m) : Outlook to rear over the striking garden and angled views towards the Wild Brooks. Radiator, 2 built in double wardrobes with central dressing table and mirror. Further cupboards over. Telephone point.

Bedroom 2: 11' 11 x 8' 9 (3.65m x 2.67m) : Front views with angled views of the Wild Brooks. Radiator and light point.

Bedroom 3: 8' 8 x 6' 9 (2.64m x 2.08m) : Angled front views towards the Wild Brooks. Radiator and light point.

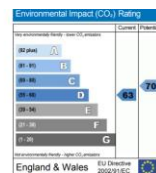
Bathroom: An Italian Soffini Lagano bathroom suite comprising bath with Mira digital pumped shower and shower screen, wash hand basin and WC. Tiled walls and floor, shaver and light points. Radiator.

Outside

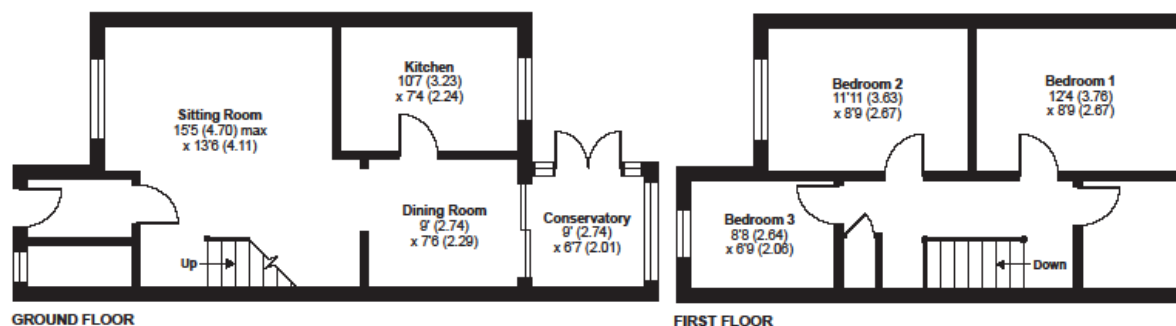
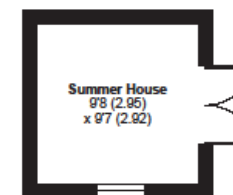
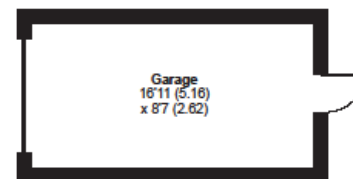
Garage: 16' 11 x 8' 7 (5.12m x 2.62m) : Up and over door, personal rear door, light, power points and pitched roof, storage shelving.

Parking: The property is approached off Swan View by a no through offshoot leading to just 5 properties.

To the front of the house is a driveway with access to the garage.



Swan View, Pulborough, RH20



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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Landscaped Gardens: A particular feature of this home is the delightful landscaped rear garden which has been designed for all seasons being well stocked with camelia, azalias, David Austin roses, alpiners, herbs and various heathers and fruit trees.

Set on 2 levels and featuring a superb summer deck with far reaching southerly views to The Wild Brooks and South Downs, the garden has been carefully designed for low maintenance.

Summer House: 9'8 9'7 (2.95m x 2.92m) : Timber Lugarde summer house in a colour washed finish with double doors and

tall windows enjoying fine views towards the Wild Brooks and South Downs.

Situation: The property is in the heart of the village set in a highly sought after position within just a few hundred yards of Village Hall, Library and Shops.

Pulborough is on the northern edge of the South Downs National Park. The river Arun runs beside the village with the Wild Brooks beyond giving wonderful rural views. The A29 runs south from Dorking through Pulborough and on to Arundel with

the coast approximately 15 miles away. Pulborough mainline station has services to Gatwick and London (Clapham Junction and Victoria Station- approximately 80 minutes) and to the south coast including Chichester.

Local amenities include a popular primary school in the village (with a secondary school at Billingshurst), several churches, Tesco and Sainsbury stores and a wide range of smaller shops and services including library, hairdressers, restaurants and pubs. Local sporting facilities include cricket, rugby, football, bowling, golf clubs, tennis, squash and gliding.



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