



**Silver Leigh** Station Road Pulborough RH20

**Comyn  
& James**  
Town and Country Homes







Boasting a delightful elevated setting with far reaching views of the South Downs in the distance, this charming, individual detached 3 bedroom home offers bright comfortable living with stylish suites, conservatory, double garage and an ideal location for the mainline station.

Hall | Sitting Room \ Dining Room | Conservatory  
Kitchen / Breakfast Room | Utility Room  
Ground Floor Bedroom | Bathroom/Shower Room  
Main Bedroom and En-suite Shower Room  
3 Bedrooms in total

Double Garage (Individual doors) | Parking  
Garden & Additional Garden On Peppercorn Rent  
Elevated Setting | Off a Shared Private Drive

Far Reaching Views

**No Chain**



From the gravelled parking there is a paved path leading to :

**Brick Covered Porch** with arch and front door to :

**Reception Hall** : Staircase to first floor with under stairs cupboard storage, radiator and down lights.

**Bedroom 3** : Double bedroom or ground floor study/snug with outlook over the front garden with glimpse views beyond to the South Downs. Radiator, 2 double wardrobes and dual aspect.

**Bathroom / Shower Room** : Modern bathroom suite comprising a stylish suite of panel enclosed bath with wall controls, recessed shower enclosure with wall controls, sink with monobloc tap and WC. Ladder style radiator, part tiled walls, down lights and mirrored cabinet with shaver points.

**Sitting Room / Dining Room** : Large reception room with feature coal effect fireplace with surround, TV point and telephone point, 2 Radiators, triple aspect, down lighting, double doors to kitchen and double doors and electrically

operated curtain to the conservatory.

**Conservatory** : With views over the garden and glimpse views to the South Downs. Double and single door to garden and side terrace, double doors to sitting room and tiled floor. A bright and comfortable reception area.

**Kitchen / Breakfast Room** : Attractively finished in a Shaker style with an excellent range of wall and base units with drawers and built-in fridge and freezer and built-in



dishwasher. Pull out rack, good range of work tops in solid wood with 1 and ½ bowl sink, gas boiler cupboard, glass and stainless steel cooker cook hood and 5 burner gas range cooker. Wood effect flooring, dual aspect and space for breakfast table or dresser units. Door to

**Utility Lobby** : Lean to utility with space and plumbing for washing machine. Range of units and solid wood tops, cupboard and door to outside and rear garden area.

### First Floor

**Bedroom 1** : Large bright double bedroom with double doors with modern glazed balcony rail allowing far reaching views over Pulborough towards the South Downs. Wall space for television, good range of wardrobe cupboards, 2 radiators, hatch to loft and down lights. Door to

**En-suite Shower Room** : Modern suite of shower enclosure with recessed sides fitted with drawers and mirrors, vanity

unit with wash hand basin and WC with concealed cistern. Chrome ladder radiator, velux and down lights.

**Bedroom 2** : Double bedroom with wonderful drop down integrated velux window and balcony allowing far reaching views towards the South Downs. Dual aspect with velux, ample space for wardrobes or shelving. Radiator and downlighting. Bright and cheerful.





## Outside

**Barn Style Garaging** : Double garage incorporating 2 separate garage doors including a double timber door and an electrically operated roller door. Ample storage , boarded and potential storage over.

**Parking** : To the front is a wide gravelled driveway off a shared private drive providing parking and turning.

**Garden** : The gardens are landscaped and lie predominantly to the front of the property being an elevated plot interspersed with specimen trees and shrubs. There is a wide lawn with borders and a feature central bed which in turn leads to a side terrace with built in barbeque area.

Beyond is a path giving access to a small back garden with store. Beyond the parking is an additional area of garden that is held on a peppercorn rent and provides an informal area

populated with shrubs , flowers and trees.

**Situation** : The property lies off the western end of the village off a rising private drive to a neighbouring home at the rear. It is superbly placed for access to the mainline station to London (a few minutes walk), buuilders merchants, a riverside Café, wonderful walks, a Thai Restaurant and some individual shops and businesses including a hair dressers.

CJ 8.5.21

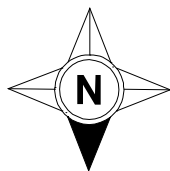
# Station Road, Pulborough, RH20

Approximate Area = 1793 sq ft / 167 sq m (includes garages)

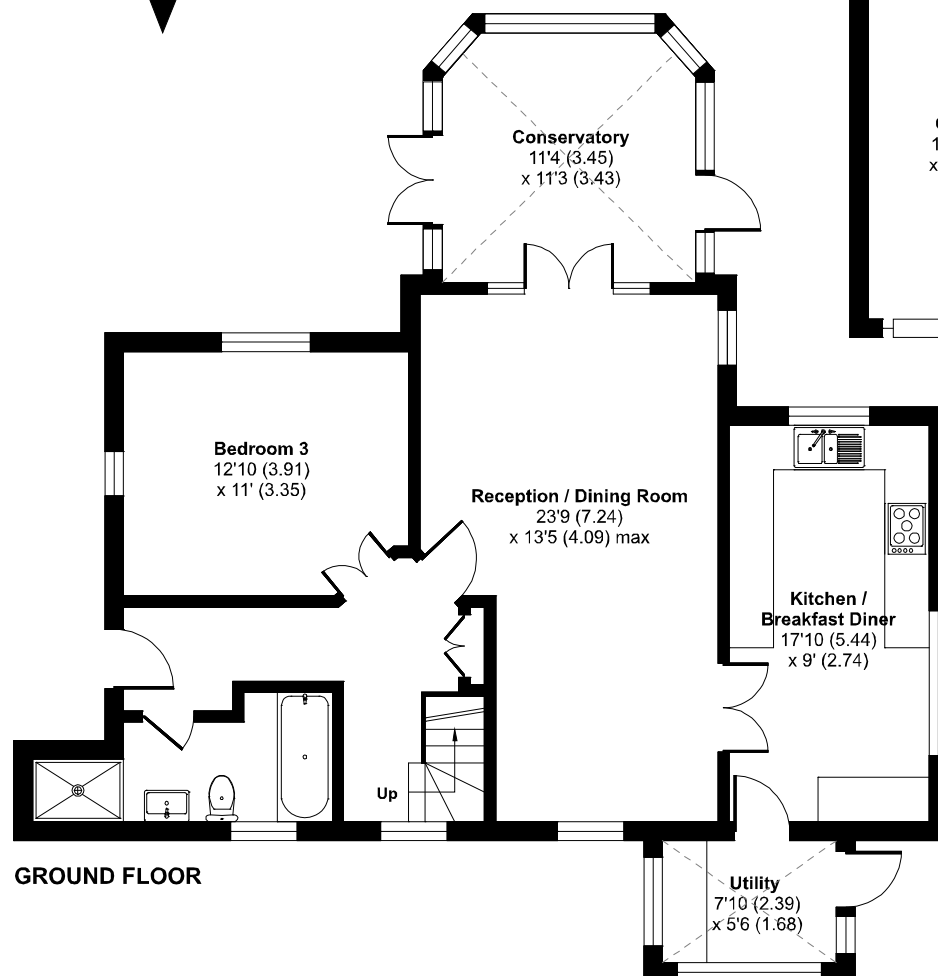
Limited Use Area(s) = 17 sq ft / 2 sq m

Total = 1810 sq ft / 169 sq m

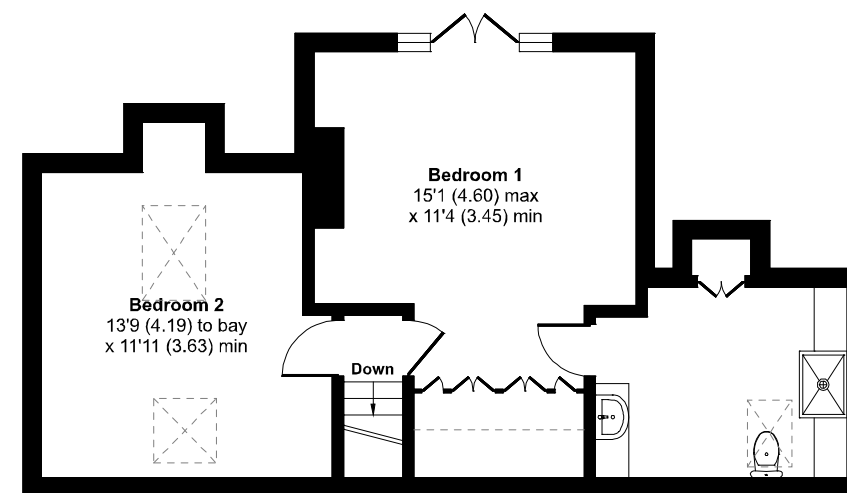
For identification only - Not to scale



Denotes restricted head height



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021. Produced for Comyn and James. REF: 720719

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71   c	72   c
55-68	D		
39-54	E		
21-38	F		
1-20	G		









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