



## London Road, Pulborough

Guide Price  
£950,000  
Freehold

- Stunning Detached Bungalow
- Off-Road Parking and Large Double Garage
- Large Side reception Room
- Spacious Wrap Around Garden
- EPC Rating - D
- Four/Five Double Bedrooms
- Beautiful Modern Kitchen/Breakfast Room
- Three Bathrooms
- Swimming Pool
- NO CHAIN

\*\*\* GUIDE PRICE £950,000 - £975,000 \*\*\*

We are delighted to offer to the market this beautifully presented detached extended bungalow, ideally situated in this quiet, secluded position with village shops, restaurants, bus routes, parks, and easy access to the A24 all nearby. This versatile accommodation offers an entrance hallway, a spacious living/reception room, a modern kitchen/breakfast room, a side reception room with two roof lanterns allowing natural light, and a formal dining room. Other accommodation offers four/five large double bedrooms, with two having en-suites, and a family bathroom. Other benefits include a wrap-around garden with a swimming pool (in need of some work), a driveway with off-road parking for multiple vehicles, and a double garage.

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## Accommodation

Panel glazed leaded light door into:

### Entrance Hallway

Two double glazed windows to front. Oak effect flooring. Space for storage. Two radiators. Spotlights. Door into:

### Living/Reception Room 24'11" x 18'8" (7.62 x 5.71)

Double glazed window to side aspect. Feature fireplace with stone surround and hearth. Two radiators. TV point. Full width double glazed sliding doors opening out onto the terrace. Panel glazed double door opening into:

### Kitchen 23'10" x 8'11" (7.28 x 2.73)

Double glazed windows to front and side aspects. Sunken sink unit inset to roll top work surfaces with mixer tap and drainer. Matching range of wall and base units with glass splashback. Space for 'stove' Range style cooker with double oven, grill and five ring gas hob and a fitted extractor hood above. Integrated fridge/freezer, dishwasher and washing machine. Tiled effect flooring. Space for dining table and chairs. Radiator. TV point. Panel glazed door leading into:

### Side Reception Room 40'5" x 19'1" (12.33 x 5.83)

Double glazed windows overlooking the garden. Two feature roof lanterns allowing lots of natural light. Six radiators. TV point. Three sets of patio doors overlooking and opening out onto the garden. Skimmed ceiling. Spotlights.

### Formal Dining Room 18'3" x 13'2" (5.57 x 4.02)

Feature double glazed floor to ceiling windows with double doors opening straight out onto the lawned garden. Feature fireplace with brick surround. Radiator. Space for formal dining table and chairs.

### Separate WC

Frosted double glazed window to side aspect. Low level flush WC. Wall mounted wash hand basin with chrome mixer taps. Wall mounted cupboard enclosing fuse box.

### Bedroom One 15'9" x 14'0" (4.82 x 4.28)

Double glazed bay window to side aspect overlooking the garden and pool area. Radiator. Loft hatch. Wall mounted thermostat. Double glazed patio doors opening out onto a private terrace. Door into:

### En-Suite Bathroom 11'2" x 8'0" (3.41 x 2.46)

Double glazed frosted window to rear aspect. Panel enclosed bath with chrome mixer taps. Walk-in glass shower enclosure with mains 'Mira' shower. Pedestal wash hand basin with matching chrome taps. Low level flush WC. Heated towel rail. Cupboard enclosing boiler and hot water tank. Fully tiled walls.

### Bedroom Two 14'9" x 13'3" (4.51 x 4.04)

Double glazed window to rear enjoying an open view over the field. Two radiators. Space for wardrobes. Door into:

### En-Suite Bathroom 11'0" x 5'6" (3.36 x 1.69)

Double glazed frosted window to side aspect. Panel enclosed bath with shower over and a glass screen. Pedestal wash hand basin with matching chrome taps. Low level flush WC. Heated towel rail. Wall mounted mirrored vanity unit with lights. Built in cupboard housing second boiler. Fully tiled walls.

### Bedroom Three 28'4" x 10'11" (8.65 x 3.33)

Two double glazed windows to rear enjoying open views across the field. Two radiators. Loft hatch. Space for wardrobes.

### Bedroom Four 11'10" x 9'11" (3.62 x 3.03)

Double glazed window to rear enjoying views across the field. Radiator. TV point. Space for wardrobes.

### Family Bathroom

Double glazed frosted window to side aspect. Panel enclosed bath with chrome mixer taps. Walk-in corner shower enclosure with main shower and floating head. Low level flush WC. Pedestal wash hand basin with matching chrome taps. Heated towel rail. Feature panelled walls and part tiled walls.

### Gardens

The beautiful gardens wrap around this wonderful family home, allowing you to enjoy the sun all day. One side is mainly laid to lawn with beautiful flowers and shrubs border, this side of the garden also offers access to the large double garage. To the front is a lawn area with attractively laid patios, ideal for entertaining. On the other side, there is a pool area with a diving board (in need of work) and a wraparound patio.

### Driveway

Hard standing for several vehicles and leading into:

### Double Garage 19'7" x 19'4" (5.97 x 5.90)

Two up and over doors. Power and lighting. Door into garden.

### Agent Note

Please note that the swimming pool is currently not in use and may need some attention if wanted to be used.



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## London Road



Approximate Gross Internal Area = 300.89 sq m / 3238.75 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>88</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>62</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			<b>88</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.