



Asking Price  
**£475,000**  
 Freehold

## Hampers Lane, Pulborough

- Detached Chalet
- Three Bedrooms
- Freehold
- Council Tax - Band E
- No Chain
- Two Reception Rooms
- EPC Rating - D
- Attractive Gardens

A Detached Chalet Bungalow that is situated in a sought after location just on the outskirts of Storrington. The property sits on a nice plot and has room for improvement. The property accommodation comprises is on the ground floor, kitchen, L-Shaped Living/dining room, two bedrooms and cloakroom/w.c. On the first floor there is a further bedroom and bathroom/w.c. Outside are good size gardens and parking for a number of vehicles. There is also a barn to the front of the plot which has potential for a number of uses subject to any relevant planning permissions

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**Robert  
 Luff & Co**  
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## Accommodation

### Front Door

**Kitchen 12'8" x 11'5" (3.88 x 3.50)**

Measurements to include staircase, sink, window.

### Inner Hall

Radiator.

**Living Room 14'11" x 11'4" ( 4.55 x 3.47 )**

Fireplace, windows, radiator, opening to;

**Dining Room 12'3" x 9'10" ( 3.75 x 3.01 )**

Window, radiator.

**Bedroom Two 9'1" x 8'5" (2.77 x 2.59)**

Window, radiator.

**Bedroom Three 9'1" x 8'9" (2.79 x 2.67)**

Window, radiator.

### Cloakroom / W/C

Low level flush w/c, obscured double glazed window.

### Landing

Range of storage cupboards, one housing gas fired central heating boiler.

**Bedroom One 14'9" > 9'10" x 11'5" (4.5 > 3.01 x 3.48)**

Windows, eaves storage cupboards.

### Bathroom / W/C

Bath wash hand basin, low level flush w/c, tiled walls, towel rail, shower above bath.

**Detached Barn 17'9" x 18'6" (5.43 x 5.64)**

Maximum Measurement and a door to the ground floor room. Door to entrance hall, L-shaped ground floor space, stairs leading to first floor.

**Open Plan Area 22'11" x 8'4" (height restrictions) (6.99m x 2.54m (height restrictions))**

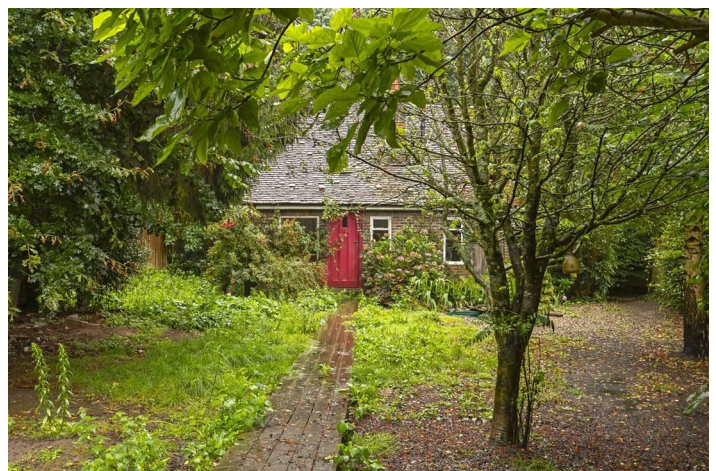
Door on the ground floor leading to entrance hall, further L-shaped ground floor space, stairs leading to first floor where there is an open plan area with window

### Parking

Space for vehicles off Hampers Lane to the front of the plot

### Gardens

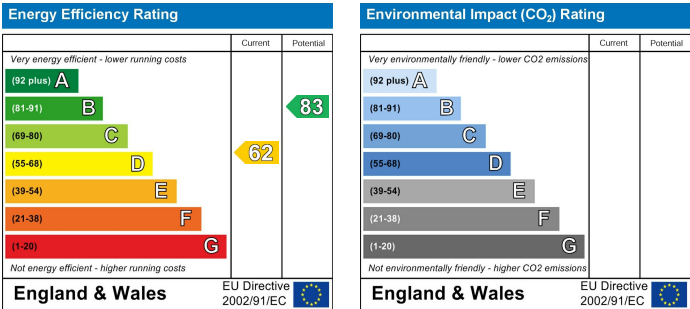
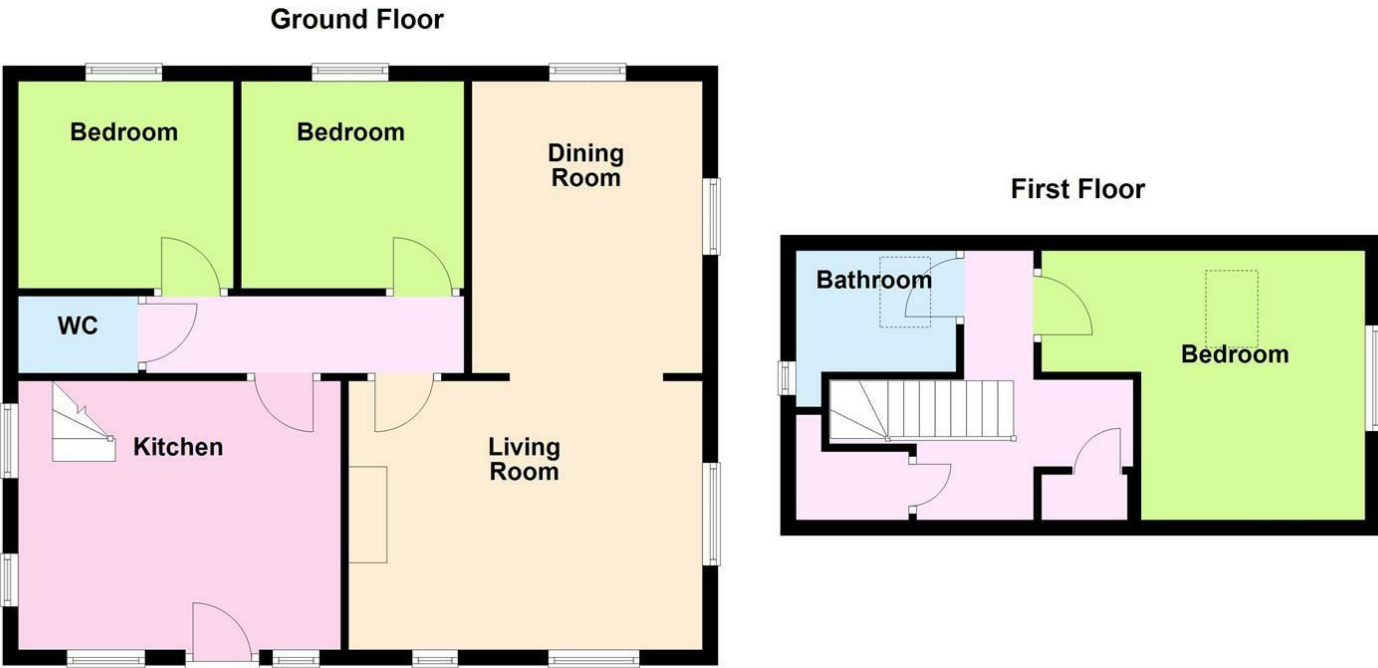
a variety of trees and shrubs



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