Price Range £500,000 - £530,000

Glebelands, Pulborough

MARTIN LUNDY
ESTATE AGENTS

Glebelands, Pulborough
RH20 2JL

Situated along one of Pulborough's most popular roads, this extended four bedroom detached house offers family-friendly accommodation with a large study, perfect for working from home. The owners have installed full fibre broadband, with speeds of up to 2gb.

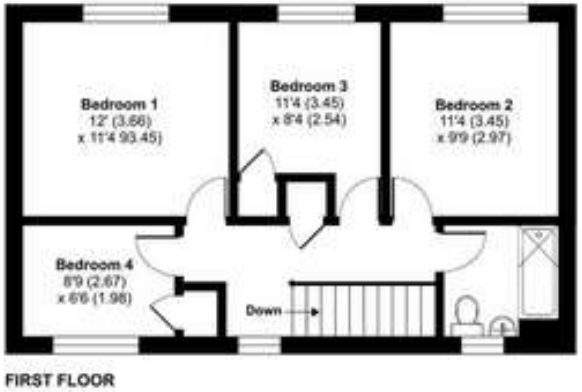
With a downstairs cloakroom / wc plus a good sized kitchen with breakfast bar, this property really does need to be viewed in order to fully appreciate the amount of space on offer, both inside and out. The welcoming hallway opens onto a lovely dual aspect lounge / dining room with patio door. Kids will love playing in the very private rear garden, with plenty of space for adults to relax with family and friends. Upstairs is the family bathroom, plus all four bedrooms, three of which will take a double. The driveway has room for a couple of cars alongside each other and the integral garage provides useful additional storage space.

St Mary's C of E Primary School is only a five minute walk away, with older children catching a school bus to The Weald from just down the road. There is a large recreation ground, playpark and outdoor gym near the school, with Tesco and all local amenities are also within easy reach. Commuters will love that the mainline station is only a mile away by foot, with direct routes to London and Gatwick. The beautiful South Downs are close by, providing plenty of opportunity for family time.

Outline planning permission has been granted under ref DC/21/2321 for the redevelopment of land at nearby New Place Farm accessed off Drovers Lane with a residential development scheme for up to 170 dwellings, a countryside park, associated earthworks and infrastructure.

Glebelands, Pulborough, RH20

Approximate Area = 1327 sq ft / 123.3 sq m
Garage = 142 sq ft / 13.2 sq m
Total = 1469 sq ft / 136.5 sq m
For identification only - Not to scale



FIRST FLOOR

GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Lundy-Lester Ltd. REF: 1512720

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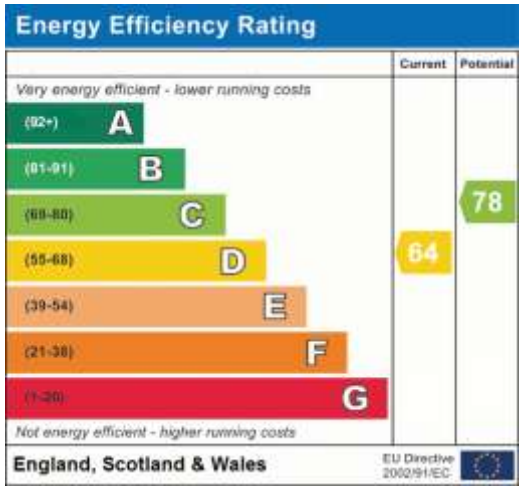
Energy Performance Certificate

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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01798 817257

Lancaster House, Storrington Road, Thakeham, RH20 3NA

martin.lundy@kwuk.com

DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.