



Price Range £450,000 - £475,000

London Road, Pulborough





London Road, Pulborough RH20 1AS

With almost 1400sq ft of living space set over three floors, this handsome period property offers flexible, family-friendly accommodation within a few minutes stroll of the primary school, recreation ground with outdoor gym, the medical centre and two supermarkets. A choice of shops, bars, cafes and a bakery will be found in the village and the mainline station is about half a mile away on foot, with direct routes to London and Gatwick. Older children catch a bus to The Weald from a stop just down the road.

With high ceilings typical of the Victorian period, the property feels bright and airy. There are sash windows and the open plan living / dining room has a cosy open fire. The kitchen has been updated by the current owners and features a range cooker. There are three bedrooms and a family bathroom on the first floor. The second floor has another large bedroom, currently used as a home office and with an ensuite shower room. An air source heat pump provides central heating.



Outside, the property sits back from the road behind a lawned front garden and there are two west-facing rear gardens, a detached garage and parking for a couple of cars accessed from a shared lane which runs behind the terrace.



London Road, Pulborough, RH20

Approximate Area = 1568 sq ft / 145.6 sq m
 Limited Use Area(s) = 58 sq ft / 5.3 sq m
 Garage = 200 sq ft / 18.5 sq m
 Outbuilding = 65 sq ft / 6 sq m
 Total = 1891 sq ft / 175.4 sq m

For identification only - Not to scale

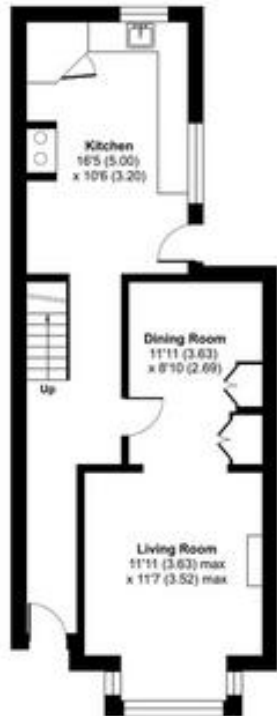
Denotes restricted head height



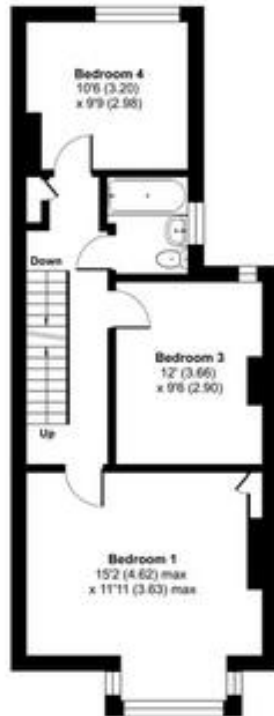
OUTBUILDING



GARAGE



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS) Residential. © iStock.com, 2025. Produced for Lundy-Lester Ltd. REF: 1483108



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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

MARTIN LUNDY
ESTATE AGENTS

☎ 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.