



Guide Price
£475,000

Freehold

3x  2x  1x 

**Woelfs Close, London
Road, Pulborough, West
Sussex, RH20**

OVER 60?

Secure this property
for up to **59% less!**

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Helping you move forwards



Main features

- Cottage style home enjoying a secluded 'tucked away' position
- The lovely kitchen/dining room is the heart of the home
- Good sized plot including garage/workshop and large driveway, plus secluded garden areas
- Well presented with tasteful decor

Accommodation

GROUND FLOOR

Entrance Porch
Cloakroom
Kitchen/Dining Room: 15'1 x 12'6 (4.60m x 3.81m)
Study: 10'10 x 5'6 (3.30m x 1.68m)
Lounge: 15'3 x 14'0 (4.65m x 4.27m)
Conservatory: 18'2 x 10'6 (5.54m x 3.20m)

FIRST FLOOR

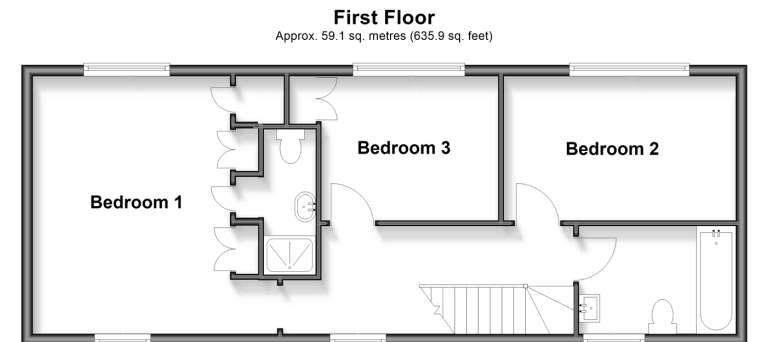
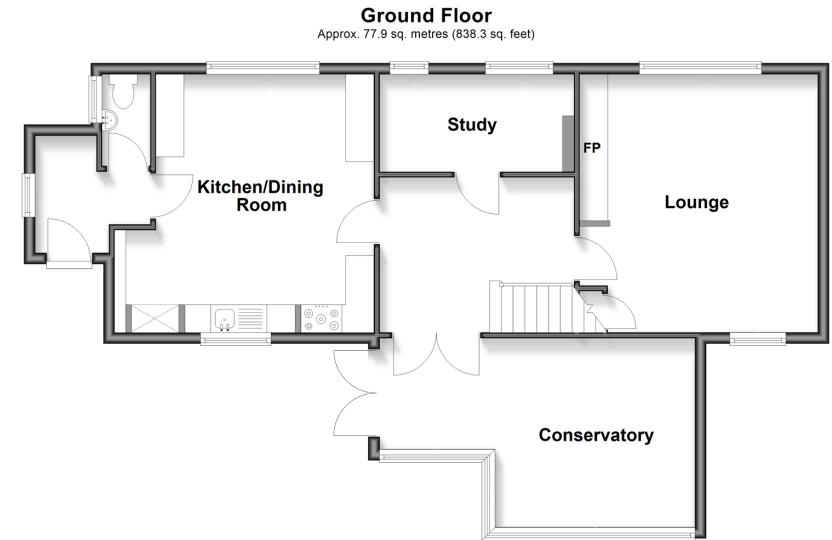
Family Bathroom
Bedroom 1: 15'6 into fitted wardrobes x 11'9 up to fitted wardrobes (4.73m x 3.58m)
En Suite Shower Room
Bedroom 2: 13'5 x 9'4 (4.09m x 2.85m)
Bedroom 3: 9'6 up to fitted wardrobes x 9'5 (2.90m x 2.87m)

OUTBUILDING

Garage/Workshop: 16'0 x 8'9 (4.88m x 2.67m)
narrowing to 9'4 x 7'6 (2.85m x 2.29m)

OUTSIDE

Driveway
Front and Rear Gardens



Call Ashington - 01903 891444 ■ cubittandwest.co.uk

- If buying to rent, please check if Local Authority licensing schemes apply before proceeding
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease



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