



Price Range £320,000 - £330,000

Bell Close, Pulborough





## Bell Close, Pulborough RH20 1DH

Well placed for easy access to all local amenities, this two double bedroom modern mid terrace home is situated within a desirable private road location.

The welcoming hallway has a cloakroom / wc leading off and the dual aspect living / dining room feels bright and airy, with a semi open plan kitchen making for a very sociable space, perfect for entertaining. French doors give access to the west-facing rear garden, which has a full width patio seating area, artificial lawn and a lovely summerhouse. Upstairs, the main bedroom has an ensuite shower room, with the bathroom serving the second bedroom. There's an allocated parking space in front of the property, with further on road parking available close by.

Commuters will love that there's a short cut to Pulborough railway station, which has direct routes to London and Gatwick. A Tesco supermarket and the village medical centre are just around the corner, with a choice of bars, cafes, a bakery and shops all within a few minutes walk.

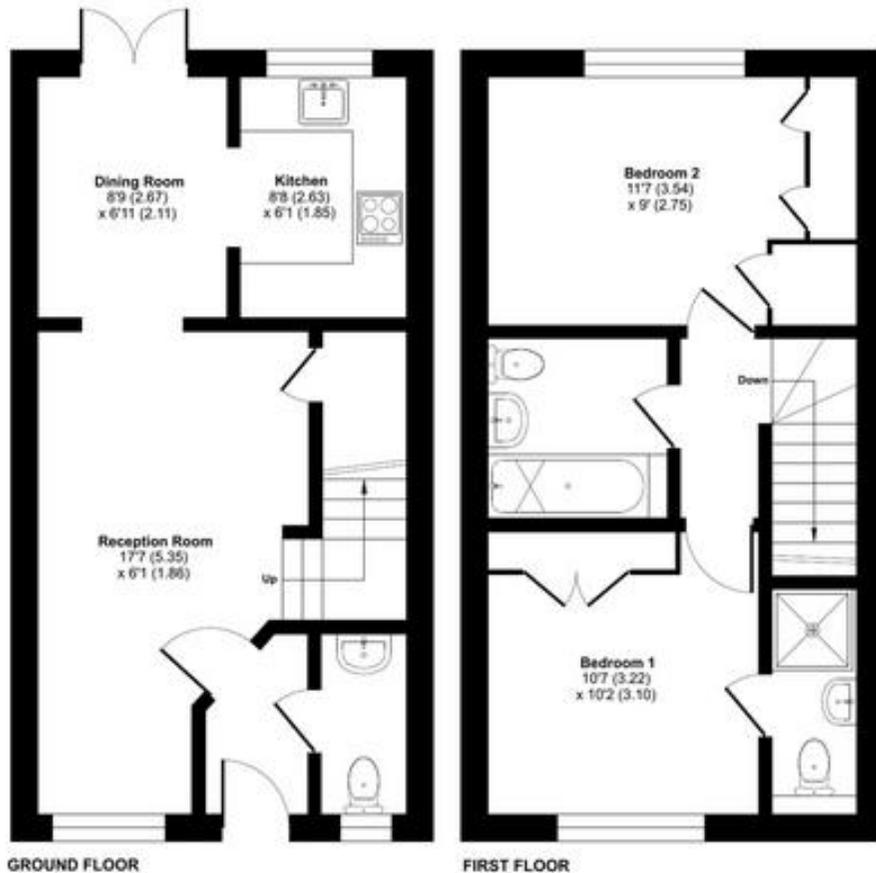
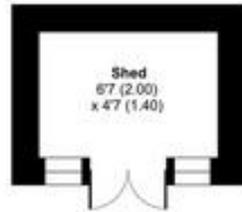
The primary school is about half a mile away, with older children catching a bus to The Weald from a stop just down the road.





## Bell Close, Pulborough, RH20

Approximate Area = 722 sq ft / 67 sq m  
 Outbuilding = 30 sq ft / 2.7 sq m  
 Total = 752 sq ft / 69.7 sq m  
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©iathcom 2020. Produced for Lundy-Lester Ltd REF: 1416074



## 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		90 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



☎ 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.