



Price Range £340,000 - £365,000

London Road, Pulborough

**kw** **MARTIN LUNDY**  
ESTATE AGENTS

## London Road, Pulborough, RH20 1AS

With a lovely, west facing rear garden, this pretty end of terrace cottage offers a wealth of character features including a beautiful fireplace and original internal doors. The property is within walking distance of the primary school, shops, medical centre and the glorious South Downs National Park. There's a choice of places to eat and drink in the village and commuters will appreciate that the mainline station is less than a mile away, with direct routes to London and Gatwick. Older children catch a bus to The Weald School from just down the road.

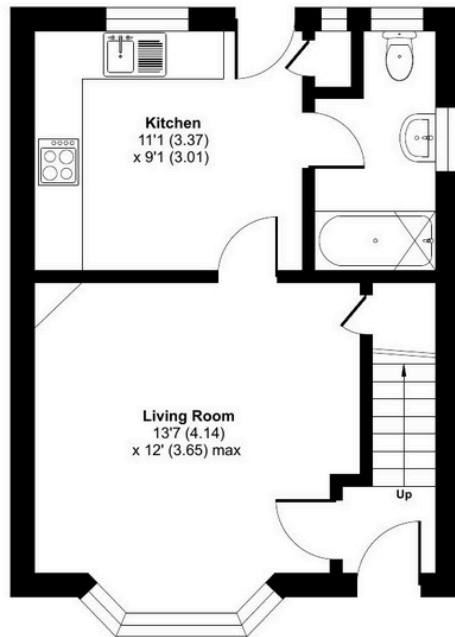
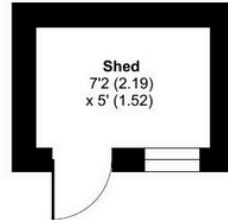
The warm and welcoming living room looks out to the front and the cottage is well set back from the road. The kitchen / dining room offers space for a table and chairs and opens onto the rear garden which extends usefully to the side of the house. The bathroom is on the ground floor, although the neighbouring cottage has proved that there's also scope to install a bathroom upstairs. Ask us for details of what they did. There are two double bedrooms plus a cosy single which would alternatively make a great room from which to work from home. There is driveway parking to the side for one car and the front lawn sits above rubber driveway matting, providing useful additional parking for visitors all year round.



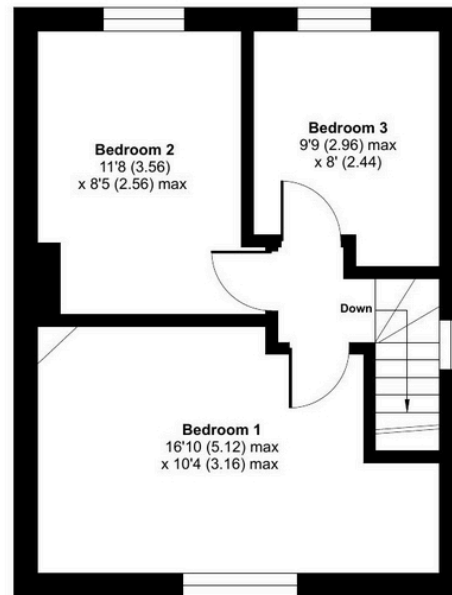


## London Road, Pulborough, RH20

Approximate Area = 749 sq ft / 69.5 sq m  
 Outbuilding = 36 sq ft / 3.3 sq m  
 Total = 785 sq ft / 72.8 sq m  
 For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2026. Produced for Lundy-Lester Ltd. REF: 1529427

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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.

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92+) <b>A</b>                              |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England, Scotland &amp; Wales</b>        | EU Directive 2002/91/EC |           |

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### 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.