



Price Range £290,000 - £310,000

London Road, Pulborough

kw **MARTIN LUNDY**
ESTATE AGENTS

The Bell House, London Road, Pulborough, RH20 1DT

The Bell House was converted from a 300 year old coaching inn by the renowned Surrey housebuilders Lacey Simmons about 22 years ago. There are just four exceptionally high quality apartments in the carefully restored Grade II Listed building - this apartment being a first floor home, overlooking the communal rear garden from the kitchen and second bedroom. The stylish and characterful mix of restored period features are complemented by the practicality of a modern, light and spacious home of almost 1100 sq ft.

The entrance hallway with store cupboard off leads to a wonderful reception room which opens onto the well appointed kitchen. Both bedrooms are doubles and have built in cupboards, the principal also featuring an ensuite shower room. The bathroom has a window onto the front of the building and there are some lovely exposed beams. Parking for the residents is off Bell Close, with gated access to the garden.

Surprisingly quiet, the property is only a few minutes walk from the mainline station, with a short cut along Church Place, making this an ideal 'lock up and leave' type home with easy access to London and Gatwick. Tesco and the medical centre are also very close by, with essential shopping items being quickly available from the petrol station and garage just a few steps away.

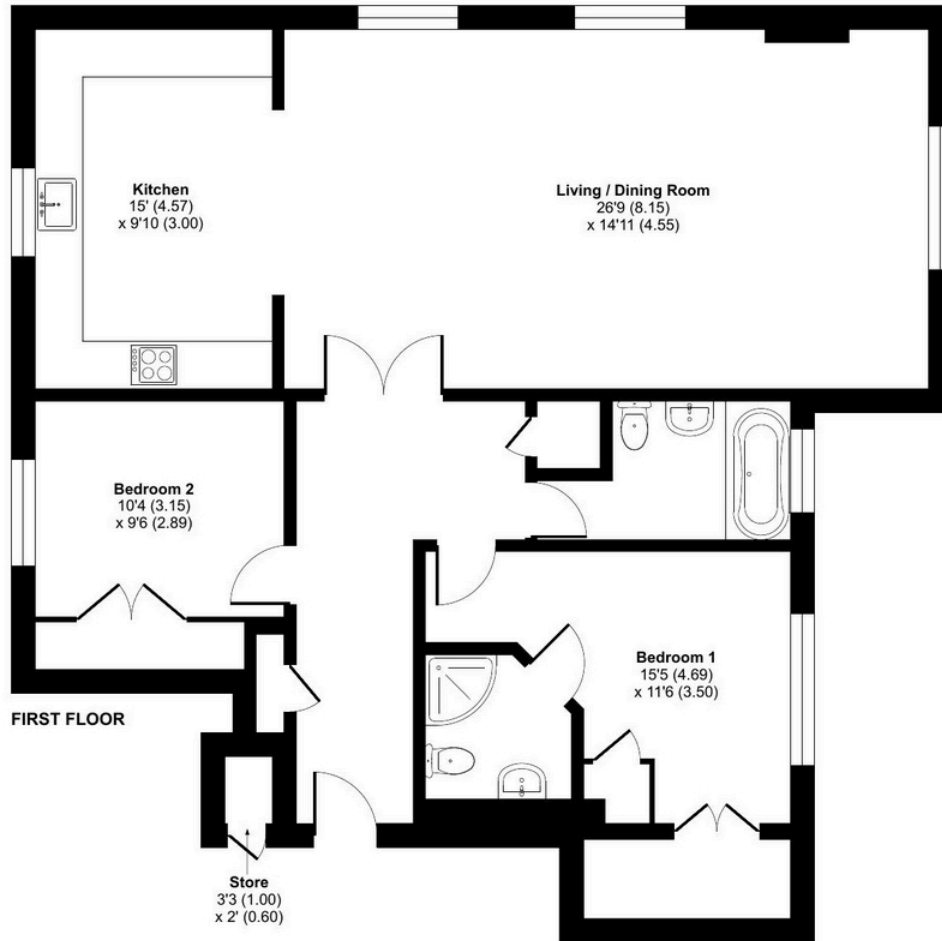
Wonderful walks are available close by, along with a selection of bars, cafes, restaurants and takeaways, plus two supermarkets and a number of independent and specialist shops in the village. The primary school is close by, with older children catching a bus to The Weald from a stop down the road.





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Approximate Area = 1088 sq ft / 101 sq m
 Outbuilding = 5 sq ft / 0.4 sq m
 Total = 1093 sq ft / 101.4 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). © nichecom 2026.
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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+) A		
(81-91) B		
(69-80) C		
(55-68) D	62	62
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		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.