

Price Range £375,000 - £400,000

Glebelands, Pulborough

MARTIN LUNDY
ESTATE AGENTS







Glebelands,
Pulborough, RH20 2JJ

Offered chain free, this detached family home sits within a cul-de-sac location, along one of the most popular roads in the village. The primary school and recreation ground with playpark and outdoor gym are only a few minutes walk away, with older children catching a bus to The Weald from a stop nearby. Pulborough's mainline railway station offers direct routes to London and Gatwick and is only about a mile away on foot. A selection of shops, bars, cafes and restaurants are all close by and there are wonderful walks almost from the front door.

In need of modernisation, the property features an L-shaped lounge / dining room which opens onto the south facing rear garden. The kitchen is understood to be the original, as are the downstairs loo and the family bathroom. Two of the bedrooms are doubles, the largest having built in wardrobes and a stunning far reaching view over rooftops towards the South Downs - you would surely never tire of looking out across the beautiful scenery. Bedroom three is currently used as a study. There's a lawned front garden alongside the driveway and a useful single garage, with additional access from the side garden area.

With plenty of scope to add value and one's own stamp of personality, the property offers an excellent opportunity for anyone looking for a bit of a project. All local amenities are within easy reach and the village appeals to families, commuters and lovers of the great outdoors.













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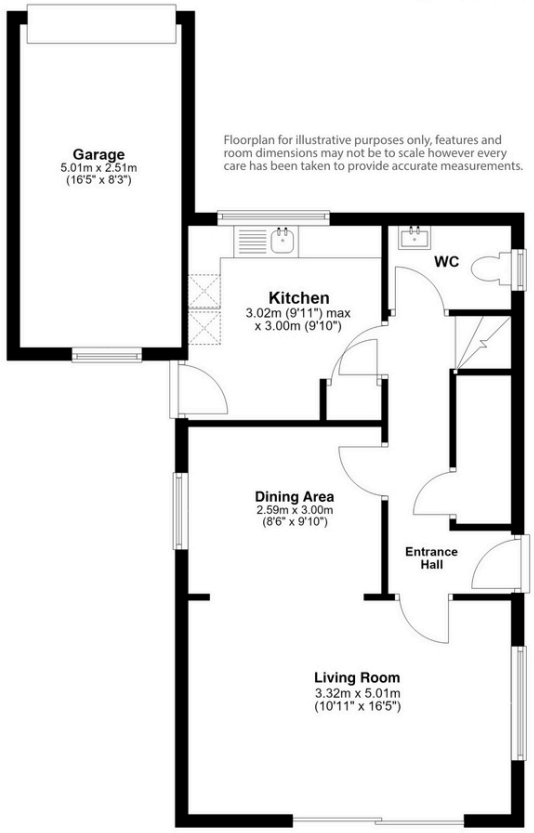
Ground Floor = 492.2 sq ft / 45.7 sq m

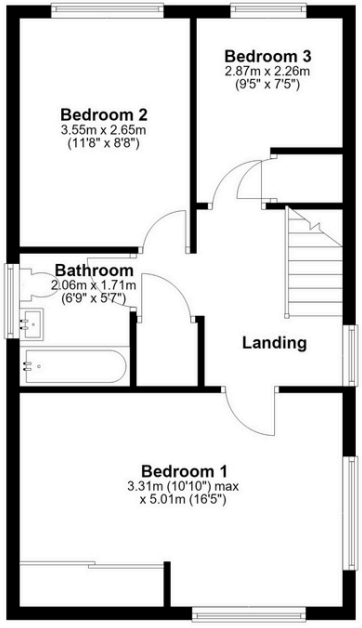
1st Floor = 492.2 sq ft / 45.7 sq m

Approximate Total = 984.4 sq ft / 91.4 sq m (excluding garage)

Floorplan for illustrative purposes only, features and room dimensions may not be to scale however every care has been taken to provide accurate measurements.



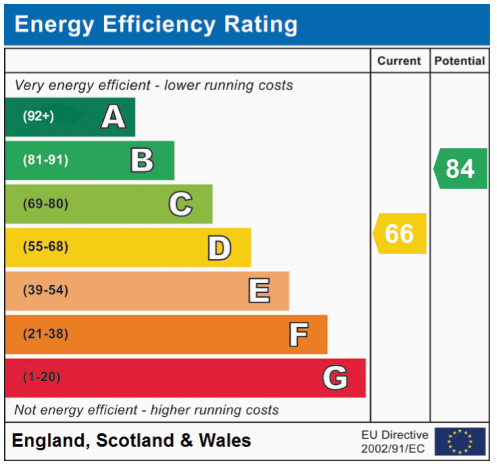
Ground Floor



1st Floor

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.



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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.