



Price Range £340,000 - £360,000

New Place Road, Pulborough

kw **MARTIN LUNDY**
ESTATE AGENTS



New Place Road, Pulborough RH20 2JD

This mature three bedroom family home has been modernised and improved to offers stylish, open plan living within easy access of all local amenities. Set back behind a high hedge and it's own front garden, the property features a lovely living / dining / kitchen with underfloor heating and integrated appliances. The bathroom has been refitted and there's a combi boiler in the loft. All three bedrooms are good sizes and there's some useful built in storage. Outside, a lovely covered decked seating area looks out across the low maintenance rear garden, with artificial turf, a couple of timber store units perfect for toys and a timber shed / garden room. Gated access to the parking behind, where there is an allocated parking space.

The pre-school and primary school are literally steps away from the property, with older children catching a bus to The Weald from a stop just down the road. There's a large recreation ground and playpark with outdoor gym over the road and the village football teams play here regularly.

There's plenty to keep an active family busy in Pulborough, including wonderful walks almost from the front door and a choice of shops, pubs, cafes and restaurants. Two supermarkets are close by, plus a medical centre, dentists and all local amenities. The mainline railway station is less than a mile away, with direct routes to London and Gatwick.



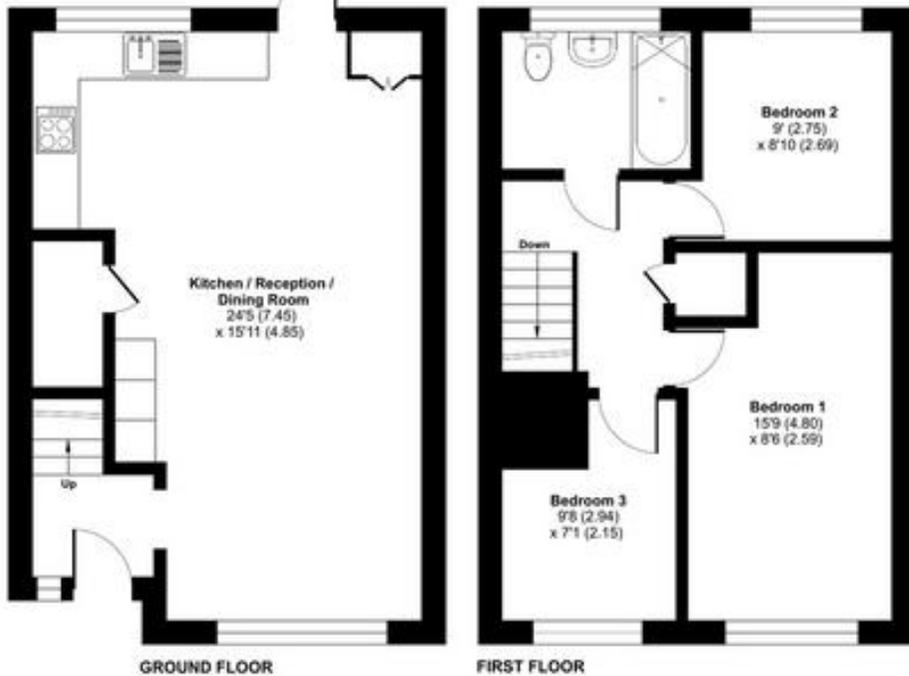
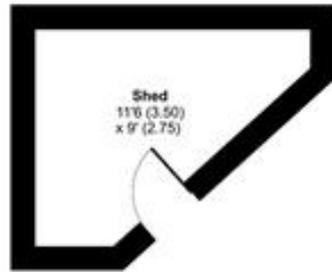
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Approximate Area = 784 sq ft / 72.8 sq m

Outbuilding = 73 sq ft / 6.7 sq m

Total = 857 sq ft / 79.5 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). © 2024/2025. Produced for Lundy-Lester Ltd. REF: 1407451

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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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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.