



Hampers Lane, Pulborough

Asking Price
£475,000
Freehold

- Detached Chalet
- Three Bedrooms
- Freehold
- Council Tax - Band E
- No Chain
- Two Reception Rooms
- EPC Rating - D
- Attractive Gardens

A Detached Bungalow in Storrington

T: 01903 331567 E: goring@robertluff.co.uk
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Accommodation

Front Door

Kitchen 12'8" x 11'5" (3.88 x 3.50)

Measurements to include staircase, sink, window.

Inner Hall

Radiator.

Living Room 14'11" x 11'4" (4.55 x 3.47)

Fireplace, windows, radiator, opening to;

Dining Room 12'3" x 9'10" (3.75 x 3.01)

Window, radiator.

Bedroom Two 9'1" x 8'5" (2.77 x 2.59)

Window, radiator.

Bedroom Three 9'1" x 8'9" (2.79 x 2.67)

Window, radiator.

Cloakroom / W/C

Low level flush w/c, obscured double glazed window.

Landing

Range of storage cupboards, one housing gas fired central heating boiler.

Bedroom One 14'9" > 9'10" x 11'5" (4.5 > 3.01 x 3.48)

Windows, eaves storage cupboards.

Bathroom / W/C

Bath wash hand basin, low level flush w/c, tiled walls, towel rail, shower above bath.

Detached Barn 17'9" x 18'6" (5.43 x 5.64)

Maximum Measurement and a door to the ground floor room. Door to entrance hall, L-shaped ground floor space, stairs leading to first floor.

Open Plan Area 22'11" x 8'4" (height restrictions) (6.99m x 2.54m (height restrictions))

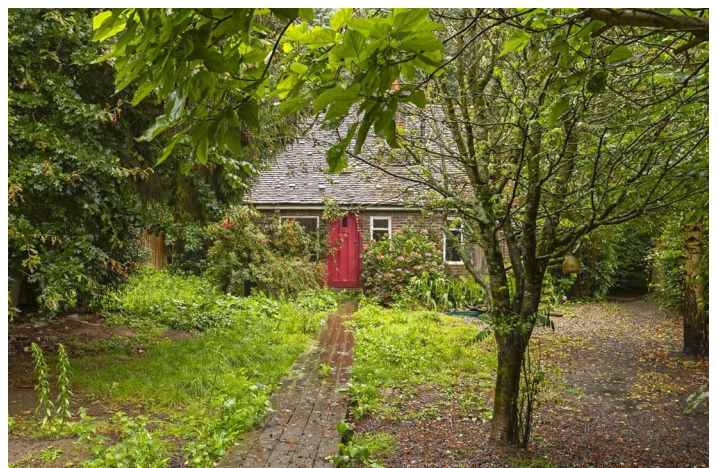
Door on the ground floor leading to entrance hall, further L-shaped ground floor space, stairs leading to first floor where there is an open plan area with window

Parking

Space for vehicles off Hampers Lane to the front of the plot

Gardens

a variety of trees and shrubs



2 Boxgrove Parade Goring, Worthing, West Sussex, BN12 6BR

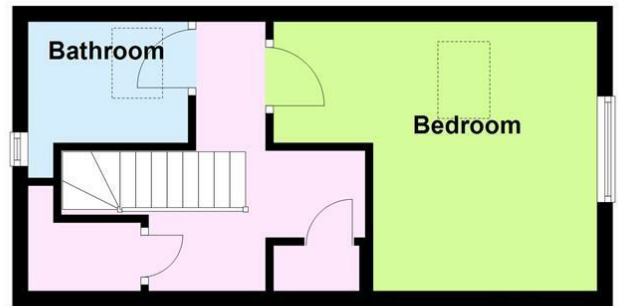
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Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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