



Guide Price
£375,000

Freehold

3x  1x  2x 

**Station Approach,
Pulborough, West
Sussex, RH20**

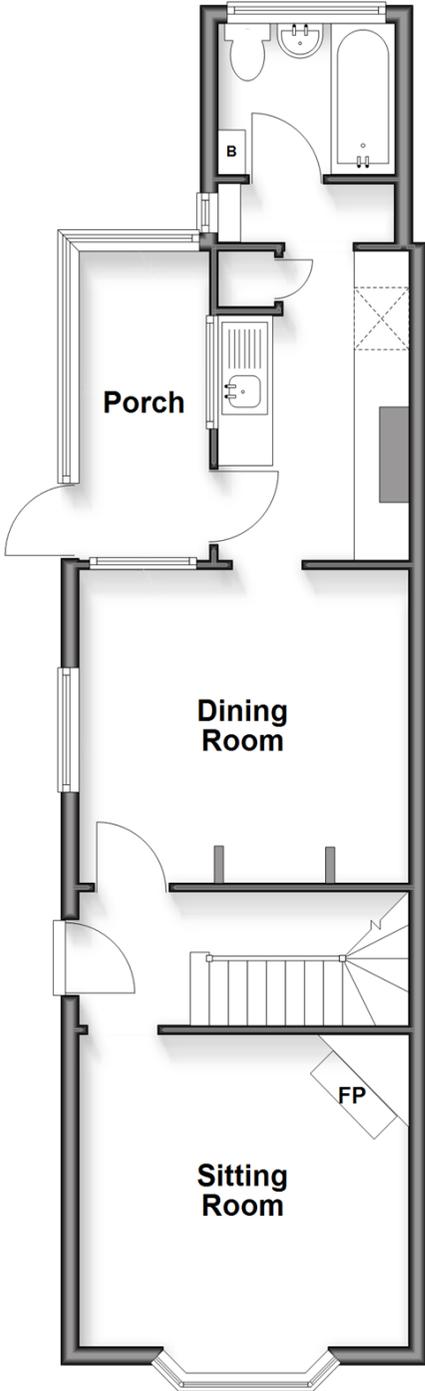
OVER 60?

Secure this property
for up to **59% less!**

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Ground Floor

Approx. 48.0 sq. metres (516.6 sq. feet)



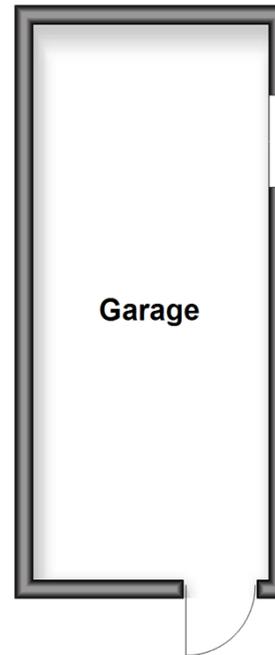
Split Level First Floor

Approx. 38.1 sq. metres (410.2 sq. feet)



Outbuilding

Approx. 15.7 sq. metres (168.6 sq. feet)



Accommodation

GROUND FLOOR

Entrance Hall

Sitting Room: 12'0 into bay x 11'4 (3.66m x 3.46m)

Dining Room: 12'0 x 11'4 (3.66m x 3.46m)

Kitchen: 10'11 x 7'3 (3.33m x 2.21m)

Porch: 11'4 x 4'9 (3.46m x 1.45m)

Internal Lobby

Family Bathroom

SPLIT LEVEL FIRST FLOOR

Landing

Cloakroom

Bedroom 1: 11'11 x 11'4 (3.63m x 3.46m)

Bedroom 2: 9'1 x 7'6 (2.77m x 2.29m)

Bedroom 3: 11'0 x 6'11 (3.36m x 2.11m)

OUTBUILDING

Garage : 19'8 x 8'8 (6.00m x 2.64m)

OUTSIDE

Off-Road Parking

Front Garden

Rear Garden



Main features

- Spacious character house, no onward chain
- Fantastic location for ease of commuting, with direct links to London
- Ready to move into, with light and airy accommodation throughout
- Gated off-road parking for ample vehicles
- A generous size and private rear garden
- Good proximity to local village amenities and bus routes, including the Doctors and supermarkets



Nearest Schools

Primary School: St Mary's C of E Primary School 0.6 miles

Secondary School: The Weald School 4.8 miles



Transport Information

Train Station:
Pulborough 0.0 miles
Amberley 4.3 miles



Address

Station Approach, Pulborough, West Sussex, RH20



Directions

For directions to this property please contact us.



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- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease

EPC RATING

CURRENT: D(68) POTENTIAL: C(75)

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