24 London Road, Pulborough - RH20 1AS

In Excess of **£300,000**

Henry Adams
estate agents

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- Sitting / dining room 24ft
- Kitchen with access to garden
- Three double bedrooms
- Family bathroom
- Garden
- Parking
- No forward chain
- Close to amenities including main line station, Tesco and Sainsburys

This three bedroom semi-detached house offers generous living space and a convenient location, making it an excellent choice for families and professionals alike. The ground floor features a spacious 24ft sitting and dining room, providing a flexible area for both relaxation and entertaining. The kitchen, with direct access to the garden, is well appointed and designed for easy meal preparation. Upstairs, you will find three double bedrooms, each offering ample space for furnishings and storage. The first floor is completed by the family bathroom. Additional benefits include private off-road parking. The property is offered with no forward chain, streamlining the purchase process for prospective buyers. Situated close to local amenities, the house is within easy reach of the mainline station for commuters, as well as Tesco and Sainsbury's supermarkets for every-day shopping needs.

The property enjoys a private rear garden, ideal for outdoor dining and entertaining. The garden has a lawned area and a large hardstanding area. The front of the property includes a driveway that accommodates off-road parking. The outside space strikes a balance between functionality and low maintenance, allowing you to enjoy the benefits of a garden without extensive upkeep. Overall, this property combines comfortable indoor living with attractive outdoor areas, all within a sought-after and well-connected location.

Pulborough is a well appointed village with main line railway station accessing London Victoria, London Bridge along with the South Coast. There are bus stops nearby. In close proximity are Tesco and Sainsburys and a number of independent businesses and shops. There is a good selection of well-regarded schools in the area, including St Mary's C of E Primary School in Pulborough and The Weald School in Billingshurst for secondary education. Other nearby options include West Chiltington Primary School, Midhurst Rother College and Steyning Grammar School.
Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

Approximate Area = 1018 sq ft / 94.5 sq m

For identification only - Not to scale

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Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.