



Price Range £330,000 - £350,000

Bell Close, Pulborough

kw **MARTIN LUNDY**
ESTATE AGENTS

Bell Close, Pulborough, RH20 1DH

Offered chain free, this two double bedroom house sits at the end of a private cul-de-sac, only a few minutes walk from the station, school and shops. The medical centre and Tesco supermarket are just around the corner and there are wonderful walks nearby, including into the beautiful South Downs.

There's driveway parking in front of a single garage and a small front garden. The hallway has a cloakroom / wc leading off, which is rare for a property at this price point. The open plan living / dining room leads to a west facing conservatory and a nice kitchen with ample food preparation and storage space. Upstairs, both bedrooms have built-in cupboards, and the main bedroom has an ensuite, with a second shower room serving the rear bedroom.





Bell Close, Pulborough, RH20

Approximate Area = 845 sq ft / 78.5 sq m
 Garage = 157 sq ft / 14.5 sq m
 Total = 1002 sq ft / 93 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). ©richcom.2020. Produced for Lundy-Lester Ltd. REF: 1464563

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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.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		81
(69-80)	C	75	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

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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.