



Price Range £300,000 - £310,000

Lyntons, Pulborough

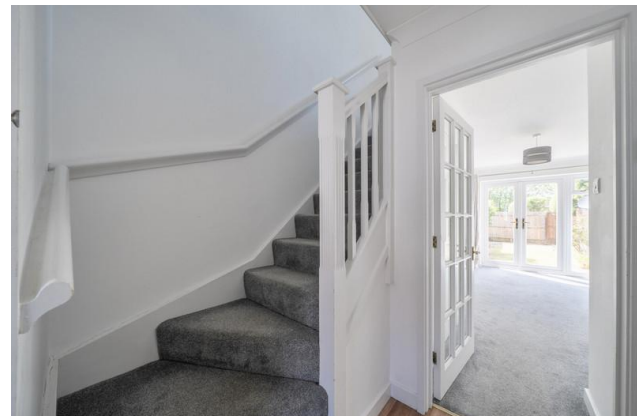
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## Lyntons, Pulborough RH20 1AZ

Chain free and ready to move into, this mid terrace house is only a moments stroll away from the station, which offers direct routes to London and Gatwick. There's a choice of bars, takeaways and restaurants within a few minutes walk, plus two supermarkets and all usual amenities to be found in the village.

Freshly redecorated and with new carpets throughout, the property has a downstairs loo, a good sized kitchen with plenty of food preparation space, cupboards and drawers, plus a living / dining room with large downstairs cupboard. French doors open onto the west facing rear garden, making this a great space for relaxing or socialising with friends and family. Both bedrooms are doubles and featured built in storage. The front bedroom has a glimpsed view towards the South Downs over rooftops. Two allocated parking spaces sit right outside the front door.

Please note - some internal photos have been virtually staged, to help re-imagine the space.





## Lyntons, Pulborough, RH20

Approximate Area = 618 sq ft / 57.4 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). © rchfcom 2020. Produced for Lundy-Lester Ltd. REF: 1452111

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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
Very energy efficient - lower running costs			
(92+)	<b>A</b>		89
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

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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.