



Price Range £375,000 - £400,000
The Mews, Southside, Pulborough

kw **MARTIN LUNDY**
ESTATE AGENTS

The Mews, Southside, Pulborough RH20 2DG

Situated on a private development, this four bedroom mid terrace home offers family-friendly living space within walking distance of all local amenities. The pre and primary school, playpark and recreation ground with outdoor gym are only a few minutes walk away, with older children catching a bus to The Weald from a number of stops nearby. A choice of shops, supermarkets, cafes, bars, takeaways and restaurants will all be found in the village, along with a mainline station with direct routes to London and Gatwick.

Set back behind a double width driveway with Podpoint EV charger, the property offers a very sociable U-shaped living arrangement on the ground floor, with the long kitchen opening onto a dining area and then to the cosy lounge with lots of fitted storage and space for the family to relax in at the end of the day. A sliding patio door leads to the small rear garden, with artificial grass for ease of maintenance. There's a raised shrub area beyond, with potential for the next owner to create an upper patio seating area, as some of the neighbours have done.

Upstairs, all four bedrooms will take a double, two have far reaching views to the South Downs and there's a very smart, modern bathroom with bath and separate shower, perfect for when everyone's trying to get ready at once in the morning!





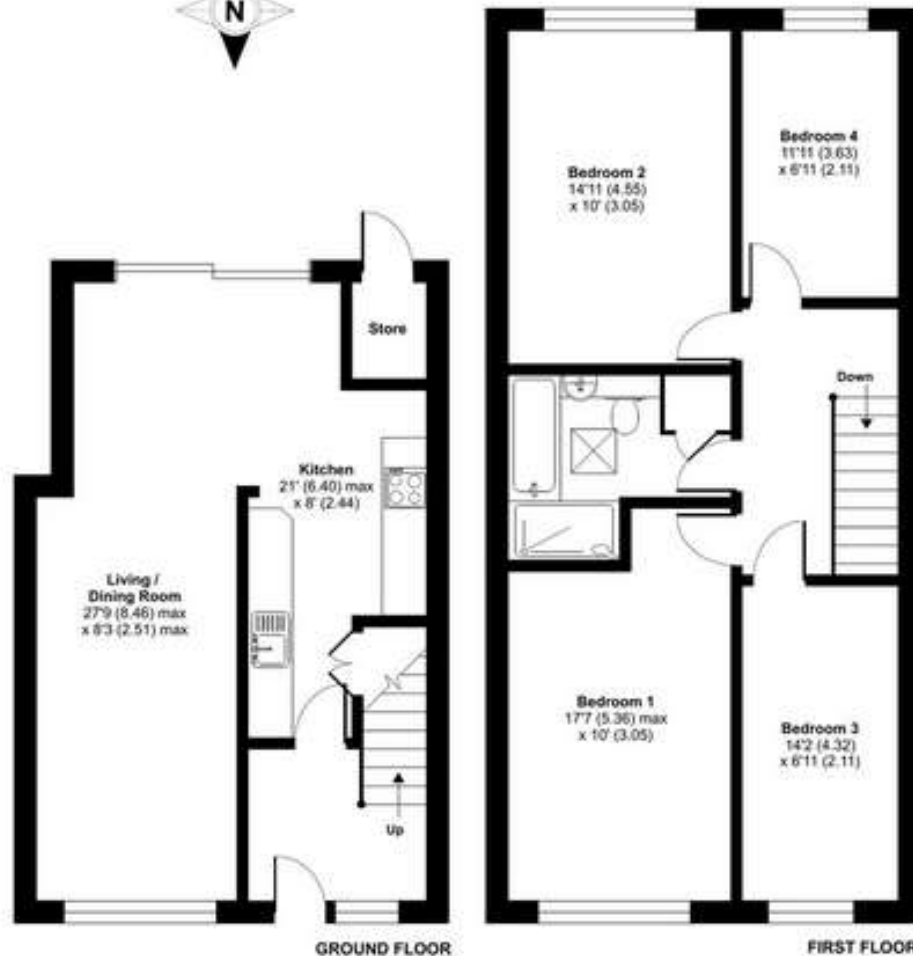
The Mews, Southside, Pulborough, RH20

Approximate Area = 1137 sq ft / 105.6 sq m

Outbuilding = 14 sq ft / 1.3 sq m

Total = 1151 sq ft / 106.9 sq m

For identification only - Not to scale



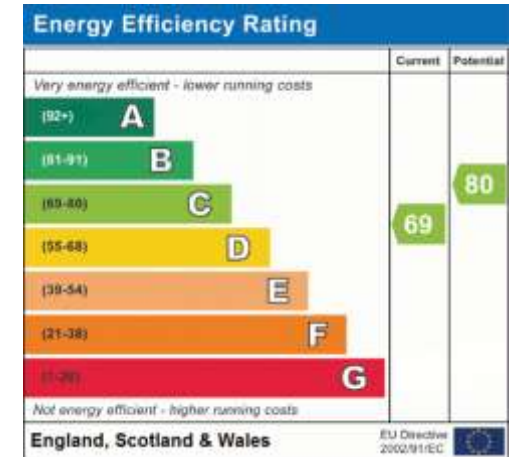
Floor plan produced in accordance with NICE Property Measurement Standards incorporating International Property Measurement Standards (IPMS) Residential, 2nd Edition 2020. Produced for Lundy-Lester Ltd. REF: 1457808



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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.



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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.