



Price Range £325,000 - £335,000

Bell Close, Pulborough

kw **MARTIN LUNDY**
ESTATE AGENTS



Bell Close, Pulborough RH20 1DH

Well placed for easy access to all local amenities, this two double bedroom modern mid terrace home is tucked away at the end of a desirable private road, with an allocated parking space right outside the front door..

The welcoming hallway has a cloakroom / wc leading off and the dual aspect living / dining room feels bright and airy, with a semi open plan kitchen making for a very sociable space, perfect for entertaining. French doors open onto a conservatory, with a lovely west-facing , part-walled rear garden beyond. Upstairs, the main bedroom has an ensuite shower room, with the bright and airy bathroom serving the second bedroom.

Commuters will love that there's a short cut to Pulborough railway station, which has direct routes to London and Gatwick. A Tesco supermarket and the village medical centre are just around the corner, with a choice of bars, cafes, a bakery and shops all within a few minutes walk.



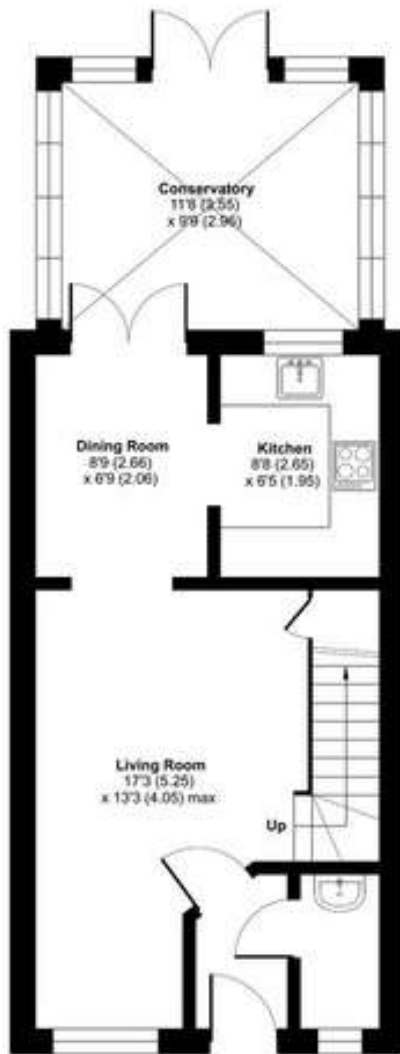
The primary school is about half a mile away, with older children catching a bus to The Weald from a stop near Tesco. The beautiful South Downs National Park is close by and the River Arun offers plenty to keep you busy during the warmer months.



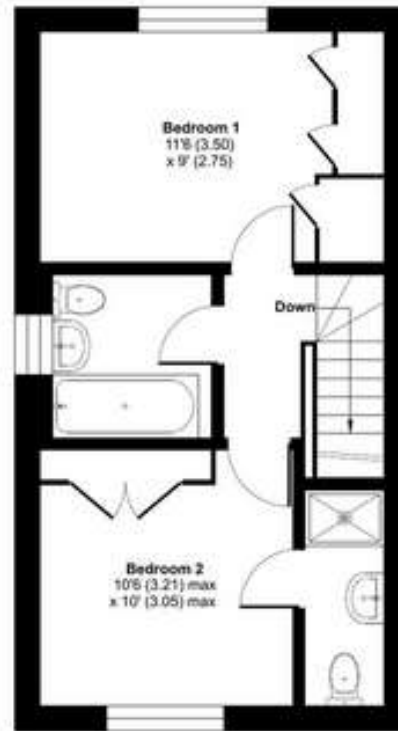
Bell Close, Pulborough, RH20

Approximate Area = 838 sq ft / 77.8 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with NICE Property Measurement Standards incorporating International Property Measurement Standards (IPMS) Residential, 1st Edition 2025. Produced for Lundy-Lester Ltd. REF: 1822564



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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+) A		
(81-91) B		85
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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.