



Price Range £500,000 - £525,000

Pulborough Road, Storrington

kw **MARTIN LUNDY**
ESTATE AGENTS

Pulborough Road, Storrington RH20 4HJ

Offered chain free for an easy move, this handsome property offers family-friendly living space within walking distance of all local amenities. Believed to have been built in the 1930s, it's been sensitively updated and improved by the current owners over the last few years, with a new kitchen installed in 2025, which features integrated appliances. There are two good sized reception rooms, with a cosy woodburner between the two. An open staircase leads up from what's currently used as the dining room to the first floor, where three good sized bedrooms will be found, the largest of which features built in wardrobes and a cupboard. Bedroom two also has a useful cupboard for storage and is currently used as a study, whilst the third will take a double and overlooks the rear garden. The stylish bathroom has a lovely clawfoot bath, perfect for relaxing in at the end of a long day.

Outside, there's driveway parking for up to four cars at the front. The south-facing rear garden has a decked patio seating area, great for entertaining in the warmer months and then a long rear lawn and a couple of timber outbuildings, one of which is almost new.

The leisure centre and recreation ground are just down the road, with the primary school being about half a mile from the house. A little further and you'll find the bustling village centre, with a range of independent and specialist shops, a Waitrose supermarket, bars, cafes, takeaways and restaurants. Older children catch a bus to Steyning Grammar. Commuters will appreciate the mainline stations at nearby Amberley and Pulborough, both less than five miles away.





Pulborough Road, Storrington, RH20

Approximate Area = 1040 sq ft / 96.6 sq m
 Outbuilding = 149 sq ft / 13.8 sq m
 Total = 1189 sq ft / 110.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS Residential). © valuemeter 2020. Produced for Lundy-Lester Ltd REF: 1462955

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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	66	
(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.