

Pulborough, West Sussex RH20

ID: 58709

A well-presented three bedroom link detached house with three off road parking spaces and garage with Westerly aspect rear garden, set in a popular and quiet no through road residential development, close to local amenities.

- * Entrance hallway * Kitchen/breakfast room * Ground floor WC * Double aspect sitting room
- * Three first floor bedrooms * First floor family bathroom * Garage * Off road parking for 3 vehicles
- * Westerly aspect rear garden * Quiet no through location * Local amenities nearby
- * Access to Mainline station at Pulborough * EPC rating D *

Guide Price £425,000 Freehold

Viewing strictly by appointment through GL & Co Estate Agents

Tel: 01903 742354

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Description

The property is entered via the entrance hall with access to understairs storage cupboard and ground floor WC. From here a door leads through to the double aspect sitting room, with windows to front and double glazed double door leading to the rear garden. To complete the good sized sitting room there is a feature fireplace. To the rear of the entrance hall, a stable door leads through to the modern fitted kitchen with matching base and wall mounted units, built in appliances including gas hob and oven with extractor fan above, stainless steel sink and drainer, part tiled walls and window over looking the rear garden. From the entrance hall, stairs lead to the first floor landing with loft access and large airing cupboard. There are two double bedrooms to the rear and a good sized single bedroom/study to the front. Thereafter, a well appointed family bathroom, including a panel bath, low level WC, pedestal wash hand basin and heated towel rail, completes the first floor accommodation.

Outside

The property is located at the end of a quiet no through road, popular residential development, with local shops and amenities and transport links nearby. To the front, the property benefits from three hard standing parking spaces as well as access to the attached garage with light and power and plenty of eave storage and courtesy door to rear. Thereafter there is a landscaped westerly facing rear garden with gravelled seating area, further level lawn along with raised timber flower beds and circular seating area for enjoying the evening sun. To the rear there is a good sized garden shed ideal for storage of garden furniture and tools.

Situation

Pulborough is a large village on the northern bank of the River Arun with a good variety of local shops including butchers, hairdressers, a florist, public library, dentists, a Primary Health Care Centre, a Tesco store and Sainsbury's. The A283 cross at Pulborough.

The village has a primary school (St Mary's) and The Weald secondary school is at Billingshurst. There are also three churches, several pubs and a hotel. The mainline railway station at Pulborough is on the Arun Valley line to London (via Gatwick), Chichester and the South Coast. There are good links to the national road network as the A29

Sporting and recreation

The area around Pulborough provides a wide range of sporting and recreational facilities with the West Sussex Golf Club and other golf clubs further afield at Cowdray Park and Goodwood. There is gliding at Parham, theatres at Chichester, Horsham and Worthing and sailing centres on the coast at Bosham and Chichester. There are some excellent pubs in and around Pulborough, many steeped in history. The local countryside provides numerous walks and bridle paths including the renowned South Downs Way. Of special note is the large RSPB nature reserve at Wiggonholt Brooks near the edge of Pulborough. Pulborough has rugby, bowls, and cricket clubs, whilst there are leisure centres at Storrington and Billingshurst.

Services

All mains are connected.

According to Ofcom for this address Superfast broadband is available.

Highest download speed is 61 Mbps.

Directions

From the office of GL & Co in Pulborough continue in a Westerly direction to the mini roundabout at the end of Lower Street. Turn right onto the A29 London Road and continue along the London road going past the Harwoods Bentley Garage and take the next turning on your right into New Place Road. Follow this road along until you get to the roundabout and take the first left into Cousins Way and then take the next left into Orchard Gardens. Follow this round to the end and the property will be found on the right hand side.

What3words://youths.pines.takes

Council Tax

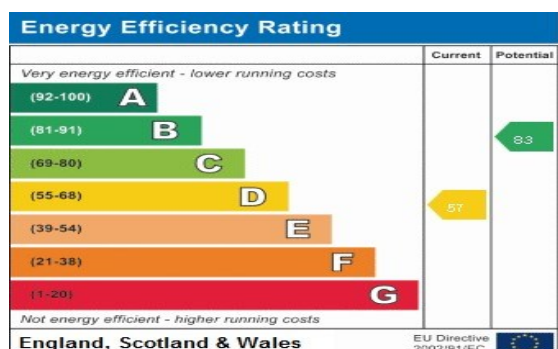
Council Tax Band D. Please contact Horsham District Council on 01403 215100.

In the Know

Not all of our properties are available online. For further information on our "In the Know" selection, please give us a call on 01903 742354.

Viewing

Viewing strictly by appointment through GL & Co. Please telephone 01903 742354 or email:





Orchard Way, Pulborough, RH20

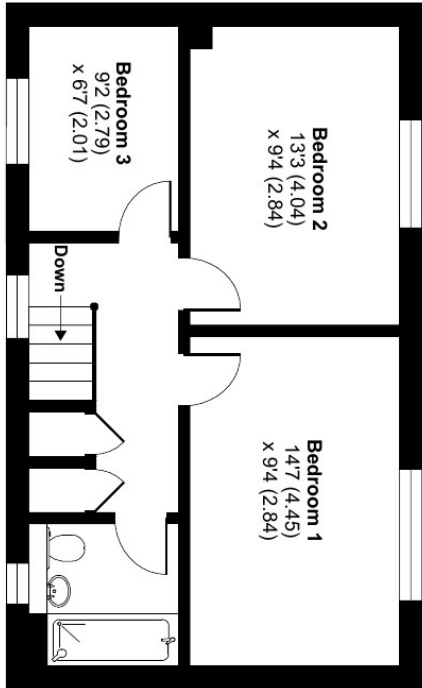
Approximate Area = 940 sq ft / 87.3 sq m

Garage = 140 sq ft / 13 sq m

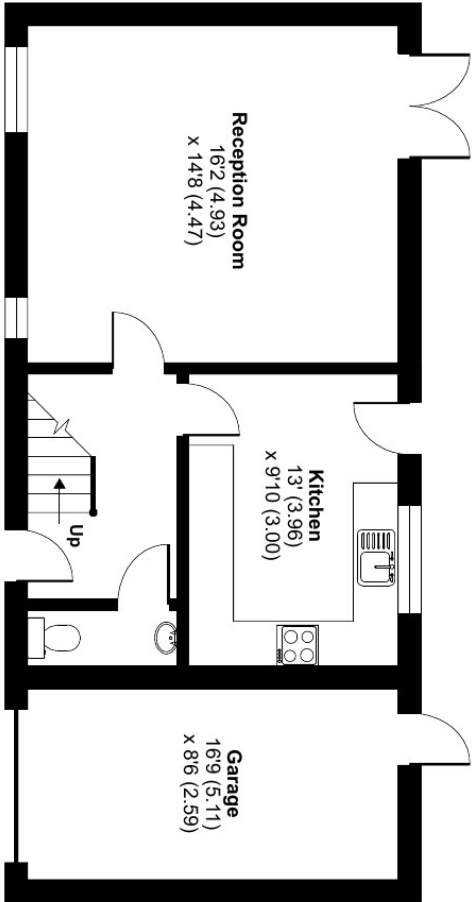
Outbuilding = 63 sq ft / 5.8 sq m

Total = 1143 sq ft / 106.1 sq m

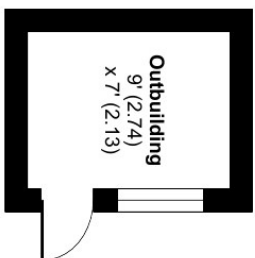
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for GL&CO Estate Agents. REF: 1074019

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