



Land & New Homes

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84 Lower Street, Pulborough, West Sussex RH20 2DW

ID:64698

**** COMING SOON ** A BRAND NEW FOUR BEDROOM DETACHED HOUSE **
** ONLY ONE REMAINING OF A BESPOKE DEVELOPMENT OF JUST TWO PROPERTIES ****

* Entrance hall * Drawing room * Spacious kitchen/dining room * Cloakroom * Stairs to first floor
* Four bedrooms * Two en-suites * Family bathroom * Convenient location *

Price on Application (Freehold)

Viewing strictly by appointment through GL & Co Estate Agents

Tel: 01903 742354

Brand new detached house, 84 Lower Street, Pulborough, West Sussex RH20 2DW

Description

A stunning brand new four bedroom detached property, one of just two exclusive properties currently under construction. Situated in the popular village of Pulborough, the property enjoys all the joys of rural living being situated at the foot of the South Downs National Park and having views over the Wild Brooks. There are amenities nearby with local shops and a popular village pub together with access to a mainline station in Pulborough, this property offers the best of everything.

The specification list includes:

- Grohe Taps, shower mixers and bath taps.
- Multi-panel wall boards in the bathrooms and en-suites.
- Four panel oak veneer doors.
- Quartz worktops in the kitchen and the utility room.
- Neff appliances including induction hob, single oven, integrated fridge freezer and integrated dishwasher.
- Under the counter wine fridge
- Karndean flooring to hall, kitchen and bathrooms.
- Carpets to bedrooms, landing and sitting room.
- Wet underfloor heating to ground floor.
- Nest Programmer.

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, banks, a public library, dentists, a Primary Health Care Centre, a Tesco store and Sainsbury's. 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 and A283 cross at Pulborough.

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. The local countryside provides numerous walks and bridlepaths 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

To be confirmed.

Council Tax

Please contact Horsham District Council on 01403 215100. TBC

Directions

From the offices of GL & Co Estate Agents in Lower Street, Pulborough proceed in an easterly direction for approximately half a mile and the property will be found shortly thereafter on the left hand side.

Agent's Note

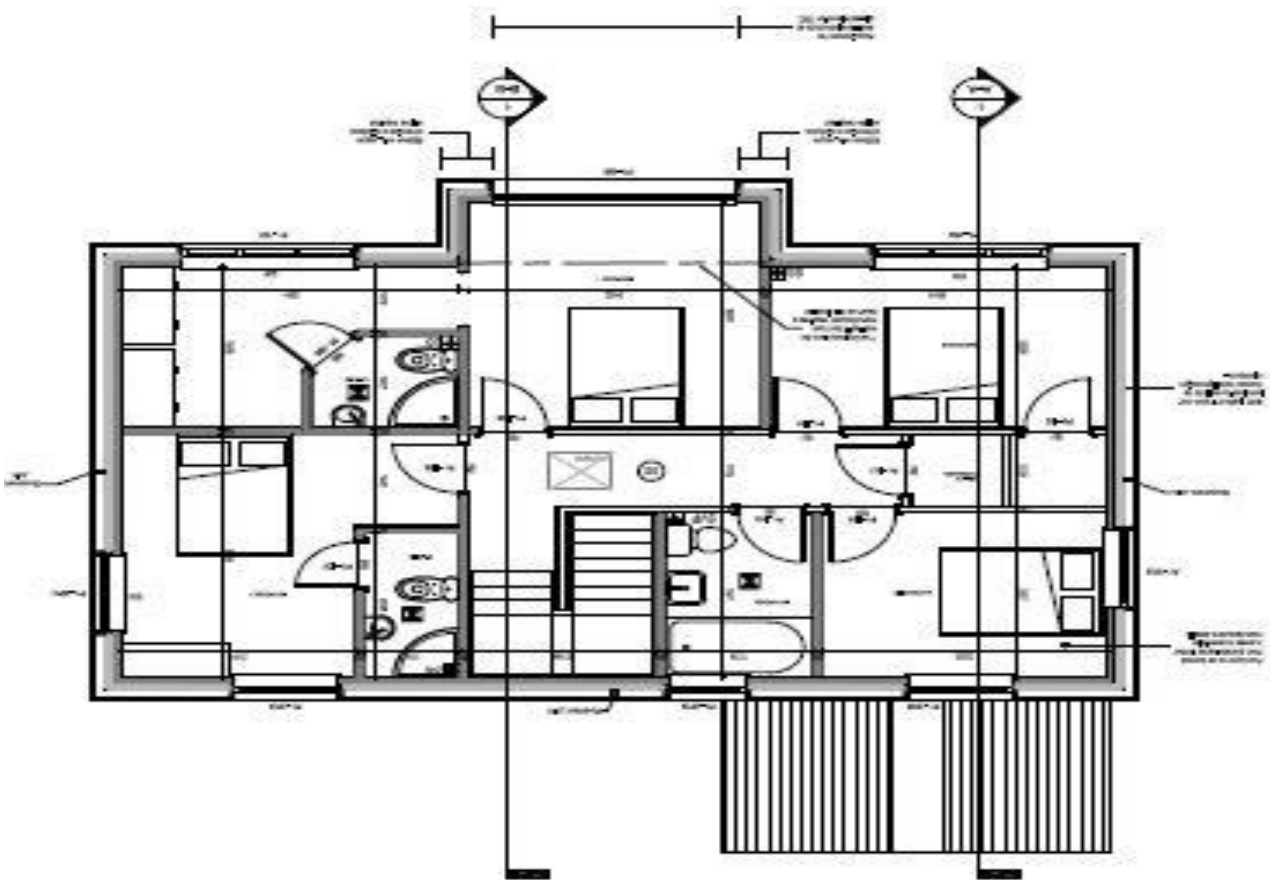
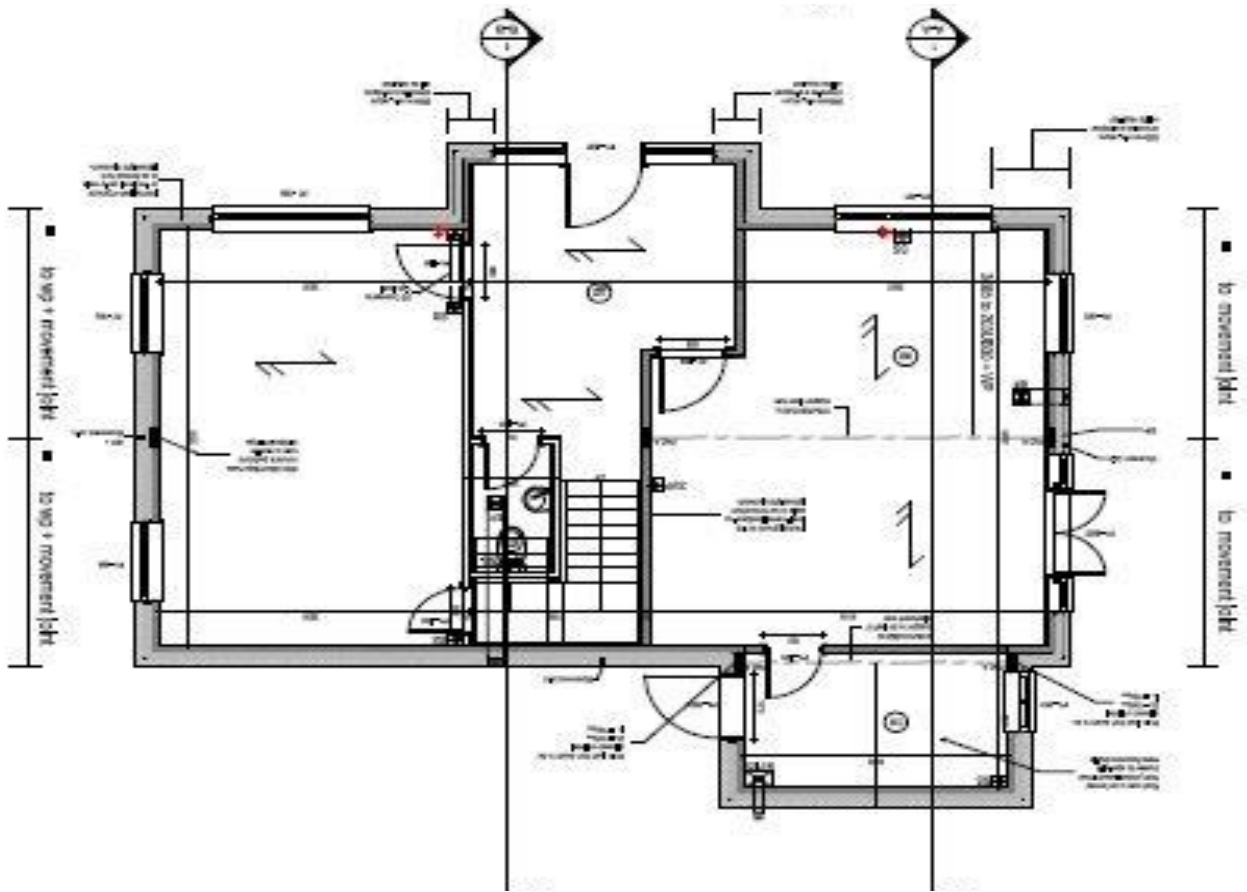
Please note that these particulars and floorplans are for reference only and are indicative of the eventual finished product. The kitchen photographs and main photo are CGIs.

Viewing Notes

The property is still currently under construction but we can arrange for pre-completion viewings to be undertaken if needs be.

EPC to be confirmed.





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