
2 Rivermead
Pulborough
Comyn & James
Town and Country Homes







*Boasting lovely views towards The South downs, this appealing 3 bedroom semi-detached home offers impressive open plan living – well placed for shops.*

3 | 2 | 2 | EPC C

- Views to the South Downs
- Impressive Open Plan Living
- 3 Bedrooms & 2 Bathrooms
- Corner Plot
- Convenient for Shops and Walks
- Superbly Presented

## *Description*

Nestling on a good- sized corner plot, this appealing, extended semi-detached house features delightful stone elevations with wonderful views to the South Downs. Internally the house boasts comfortable and well planned accommodation over 3 floors with a striking open plan arrangement of kitchen/dining and family areas with an additional sitting room. Externally there is a south and west facing garden featuring 2 seating areas with ample parking at the front. Located just off Lower Street, it is superbly placed for access to the village centre, library, village hall, café, shops and glorious walks to the RSPB.

## *Accommodation*

***Striking Entrance Porch***: Oak supports under aa pitched tiled roof with front door to:

***Reception Hall***: Tiled floor, chrome radiator, cupboard, space for coats and stairs to first floor.

***Shower Room***: Double shower enclosure with WC and vanity unit with drawers. Tiled walls, chrome radiator and down lights.

***Impressive Open Plan Reception and Kitchen Areas***:

***Sitting Room***: Delightful formal reception room with radiator and wood effect flooring with outlook through the dining/family area to the garden. Wall space for television and opening through to:

***Vaulted Dining Room / Family Room***: Wonderful, extended, full width, reception area creating a superb open plan entertaining space open at one end to the kitchen.

# 2 Rivermead

*Pulborough, RH20 2DA*

Currently set out with dining suite to one end and a family area to the other with bi-fold doors and double doors opening into the garden. Southerly views towards the South Downs in the distance. 2 radiators, sky lights and opening through to:

***Kitchen***: Modern range of Shaker style kitchen units comprising matching wall and base units with built-in dishwasher. Range style oven with 7 ring gas hob and 2 ovens with grill, space for an American style fridge freezer, excellent range of worktops with stainless steel 1 and ½ bowl sink unit and downlighting. Door to:

***Utility Lobby***: With space for washing machine and dryer, worktop with wall units and wall mounted gas fired boiler. Door to outside.

***First Floor***

***Landing***: Tall radiator, telephone point dn cupboard. Stirs to second floor.

***Bedroom***: Double bedroom with views towards the South Downs in the distance. Wood effect flooring, radiator, dual aspect and space for wardrobe.

***Bedroom***: Guest double bedroom with views towards the South Downs in the distance. Wood effect flooring, radiator and light point. Space for wardrobes.

***Bathroom***: Deep double ended bath with centrally mounted taps, wall shower, WC and vanity unit with wash hand basin. Chrome ladder radiator, tiled floor and downlights.

***Second Floor***

Landing with space for desk.

***Bedroom***: Double bedroom with velux and far- reaching views of the South Downs. Radiator, access to eves storage, low shelf.

***Outside:*** A gate provides access into a private drive bordered by hedging with ample space for parking. A side gate leads to the side and rear gardens.

***Garden:*** The property sits on a generous corner plot and features a wide rear lawn with steps up to the doors and bi-fold doors to the open plan reception rooms. Steps lead down to a lower seating area and a good - sized side garden with a further patio for the evening sun.

The whole is fenced and south and west facing with views towards the South Downs.

***Situation***: The property lies just off Lower Street within 0.3 mile of the centre of the village and shops and 1 mile of the mainline station to Gatwick, London and the South Coast.









Pulborough village is on the northern edge of the South Downs National Park. The river Arun runs beside the village with the Wild Brooks beyond giving wonderful rural views.

The A29 runs south from Dorking through Pulborough and on to Arundel with the coast approximately 15 miles away. The A283 runs east/west through the village linking with Petworth, Midhurst and Steyning.

Pulborough mainline station has services to Gatwick and London (Clapham Junction and Victoria Station- approximately 80 minutes) and to the south coast including Chichester.

Local amenities include a popular primary school in the village (with a secondary school at Billingshurst), church, Tesco and Sainsbury stores and a wide range of smaller shops and services including a post office, library, hairdressers, restaurants and pubs.

Local sporting facilities include cricket, rugby, football, bowling, golf clubs, tennis, squash and gliding. There are glorious walks to the Wild Brooks and RSPB as well as across to Nutbourne and the vineyards.

*Flood Risk : According to Gov.uk flood website there is a very low risk of flooding or surface water. It is outside designated groundwater alert area.*

*Broadband: According to Ofcom website checker there is standard, super fast and ultrafast fibre up to 1000 mbps*

*Mobile Phone: According to Ofcom website checker there is good indoor and outdoor coverage for EE and good outdoor for O2, Three and Vodafone.*

*Covenants: Please inquire with the office with any specific questions on any covenant that might affect decision to purchase.*

CJ 30/7/26









**Approximate Gross Internal Area 1337 sq ft - 125 sq m**

Ground Floor Area 761 sq ft – 71 sq m

First Floor Area 405 sq ft – 38 sq m

Second Floor Area 171 sq ft – 16 sq m




PINKPLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

Comyn & James
Town and Country Homes

Important Notice: Comyn and James would like to inform all prospective purchasers that these sales details have been prepared in good faith for a fair overall view of the property only and do not constitute part of an offer or a contract. All descriptions of dimensions and areas, reference to condition, permissions, covenants and boundaries are given as a guide and must not be relied on as a statement of fact. No person in the employment of Comyn and James LLP has authority to make any representation or warranty in relation to the property as we have not carried out a structural survey or tested services, appliances, or fittings. Photographs and floor plans show only certain aspects of the property at the time they were taken and it should not be assumed that the property remains exactly as it is shown. Prospective purchasers should make specific enquiries concerning any matters of particular importance affecting a decision to view or purchase the property and are strongly advised to contact the office regarding the availability of the property before undertaking any journeys and incurring any abortive costs.

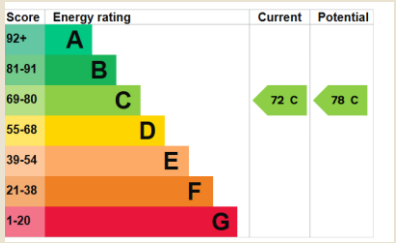
## General

*Services*
Mains water, gas, electricity and drainage.
Gas fired heating.

*Local Authority*
Horsham District Council

*Council Tax*
Tax Band C £ 2,197.90

## *Tenure Freehold – £495,000*





### *Pulborough Office*

Burberry House, 143 Lower Street,
Pulborough, West Sussex RH20 2BX
01798 888111

### *Associate London Office*

121 Park lane,
London W1K 7AG
0207 079 1553

www.comynandjames.co.uk
property@comynandjames.co.uk


Comyn & James
Town and Country Homes










naea | propertymark PROTECTED
The Property Ombudsman
APPROVED CODE TRADINGSTANDARDS.UK
PrimeLocation.com
ZOOPLA
rightmove
OnTheMarket
THE GUILD PROPERTY PROFESSIONALS