
109 Glebelands
Pulborough
Comyn & James
Town and Country Homes





A well presented 3 bedroom semi detached house in a popular setting with south facing garden and garage – convenient for primary school and walks.

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- 3 Bedrooms
- Sitting Room / Dining Room
- Good Sized South Facing Plot
- Garage and Driveway
- Convenient for Walks
- Well Presented

Description

Situated on a popular development within 0.8 miles of Tesco's and the medical centre, this is a spacious and well -presented 3 bedroom semi - detached home. Set towards the end of the road the house is well placed for access to the primary school, recreation ground and walks to Nutbourne.

Accommodation

Porch with front door opening to:
Hall: Radiator and stairs to first floor.

Sitting Room / Dining Room: Large entertaining space with dual aspect and sliding patio door to the south facing garden. Radiator, under stairs cupboard, 2 light points, space for wall television. Door to:

Kitchen : Attractive range of cream modern kitchen units incorporating matching wall and base units with drawers and built-in fridge and freezer. Space for washing machine, range of work tops with circular sink with drainer, wall mounted gas fired boiler and view to garden. Single oven with gas hob, tile effect floor and part tiled walls.

First Floor

Landing: Hatch to loft space, linen cupboard and storage cupboard.

Bedroom 1: double bedroom with double wardrobe, radiator and light point.

Bedroom 2: Double bedroom with single wardrobe, radiator and light point.

Bedroom 3: Single bedroom with radiator and light point.

109 Glebelands

Pulborough, RH20 2JH

Shower Room: Shoer enclosure, WC and wash hand basin. Chrome ladder radiator and light point.

Outside

Garage: Single garage attached to next door with up and over door and light and power.

Parking: To the front of the garage is a concrete drive for additional parking.

Garden: At the front there is an area of garden laid to lawn with a specimen tree and flower bed. The rear garden is a good size being south facing with well screened and fenced borders. The garden is laid to lawn with a wide and deep paved sun terrace with agate providing side access.

Situation: The property lies 0.8 miles from Tesco's and the medical centre and 1.1 miles from the centre of the village.

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.

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

Broadband: According to Open Reach there is superfast fibre to cabinet up to 76mbps.

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

Covenants: Please inquire with the office with any specific questions or concerns over anything that would affect a decision to buy.

Outline planning permission has been granted DC/21/2321 redevelopment of land at New Place Farm off Drovers Lane with a residential development scheme of up to 170 dwellings, a countryside park, associated earthworks and infrastructure. The Pulborough Neighbourhood Plan supports the development of the site known as Land at Glebelands Pulborough (0.8 Ha).

CJ 30/726











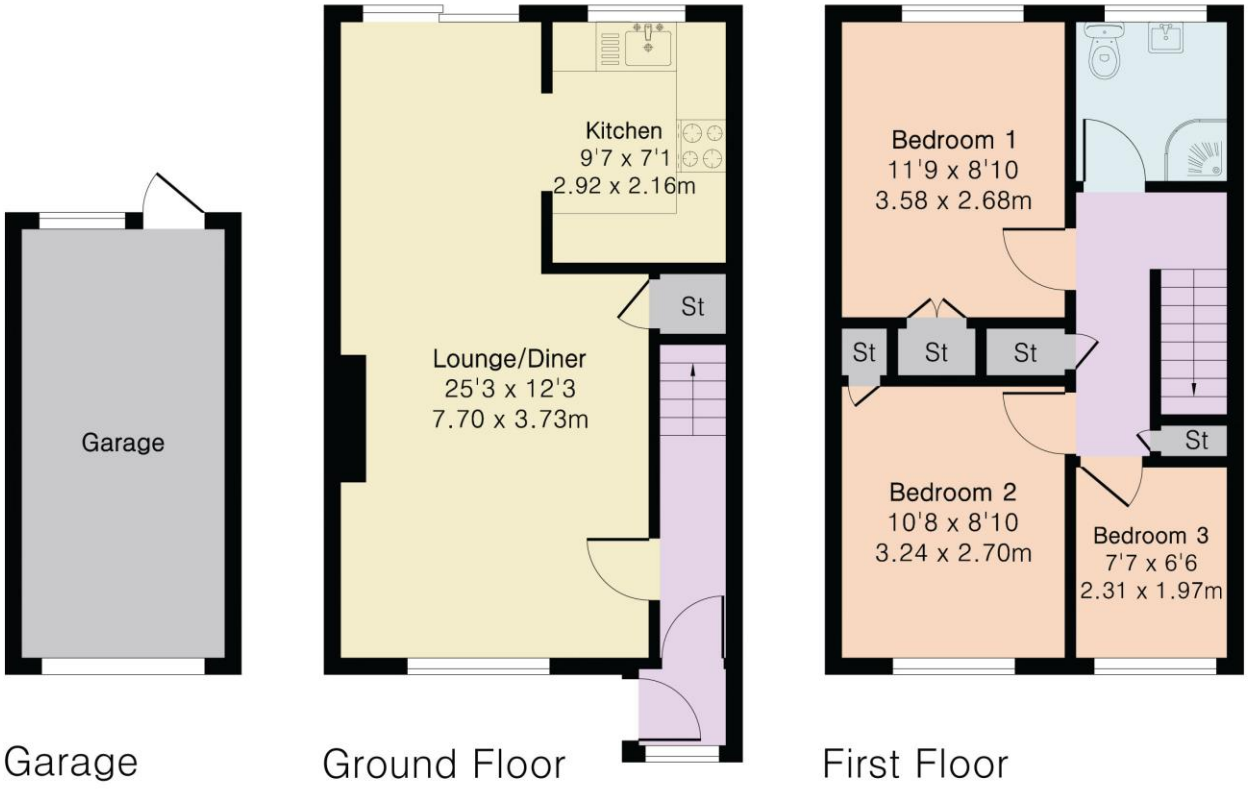


Approximate Gross Internal Area 784 sq ft - 73 sq m
(Excluding Garage)

Ground Floor Area 398 sq ft – 37 sq m

First Floor Area 386 sq ft – 36 sq m

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Garage Ground Floor First Floor

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.

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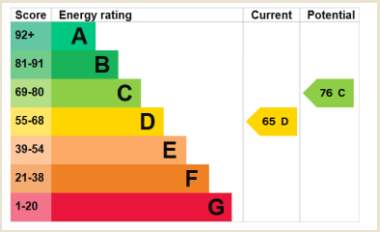
General

Services
Mains water, gas and electricity, gas fired heating and main drainage

Local Authority
Horsham District Council

Council Tax
Tax Band D £2,472.63

Tenure
£375,000 Freehold



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