
Comyn
& James
Town and Country Homes





Enjoying superb, far- reaching views to the South Downs, this spacious 3 storey end of terrace house is conveniently placed for shops and glorious walks.

3 | 2 | 1 | EPC D

- 3 Bedrooms & 2 Bathrooms
- Sitting Room & Balcony
- Garage and Driveway
- Wonderful Views to The Downs
- Access to Walks to the RSPB
- Well Placed for Shops

Description

Nestling in a small looped residential road on the south side of the village, this is a superb 3 storey end of terrace townhouse boasting magnificent views to the South Downs. The property lies close to walks to the RSPB and is ideally located for access to the centre of the village, shops and mainline station. The house is spacious with a balcony and has ample garaging and parking.

Accommodation

Steps up to front door opening to:

Porch: Bim67 cupboard and space for coats. Door to:

Hall: Wood effect flooring, stairs to first
floor with under stairs recess, radiator and door to integral garage.

Kitchen / Dining Room: Superb entertaining space with sliding patio doors to terrace and garden. Range of matching wall and base units incorporating fridge and freezer and built- in under counter oven. Range of drawers, space for washing machine and ceramic hob and microwave. Good range of work surfaces with stainless steel sink unit, wood effect flooring, radiator and space for table and chairs.

First Floor

Landing: Stairs to second floor, walk in airing cupboard with space for storage (scope to incorporate into a larger sitting room),

Bathroom: Comprising bath with shower screen, vanity unit with wash hand basin and WC. Tiled walls, wood effect flooring, ladder radiator, light point.

17 Allfrey Platt

Pulborough, RH20 2BU

Bedroom : Double bedroom with outlook to rear, radiator and wardrobe.

Sitting Room : Delightful bright reception with far reaching views towards the South Downs. Radiator, stairs to 2nd floor, and sliding patio door to:

Balcony: Small south facing balcony with space for table and 2 chairs with views towards The South Downs.

2nd Floor: Hatch to loft space with ladder.

Shower Room: Second bathroom with shower enclosure, WC and vanity unit with wash hand basin. Ladder radiator, tiled walls and down lights.

Bedroom: Superb main bedroom with glorious views over the Wild Brooks towards 5the South Downs in the distance. Double wardobe, space for further wardrobes, radiator and light point.

Bedroom: Double bedroom with outlook to rear. Built-in wardrobe, radiator and light point.

Integral garage: Up and over door, internal door with steps down from hall, light and power. Tall garage with scope for mezzanine storage.

Outside

Parking: To the front of the garage is a wide block paved driveway for vehicles with a path and gate to one side.

Garden: The garden at the rear comprises a lower terrace with steps to a lawn and seating area with a further raised patio in one corner. The garden is fenced and has decorative flower beds. Side gate to path and bin area.

Situation: The property lies 0.3 miles from the village centre and 0.9 miles from the mainline train station to London. 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. It is not in a designated high risk area for groundwater.

Broadband: According to Ofcom website checker there is standard, superfast and ultrafast fibre available up to 1000 mbps.

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

Covenants: Please inquire with the agents if you have any specific questions on anything that would affect a decision to buy.









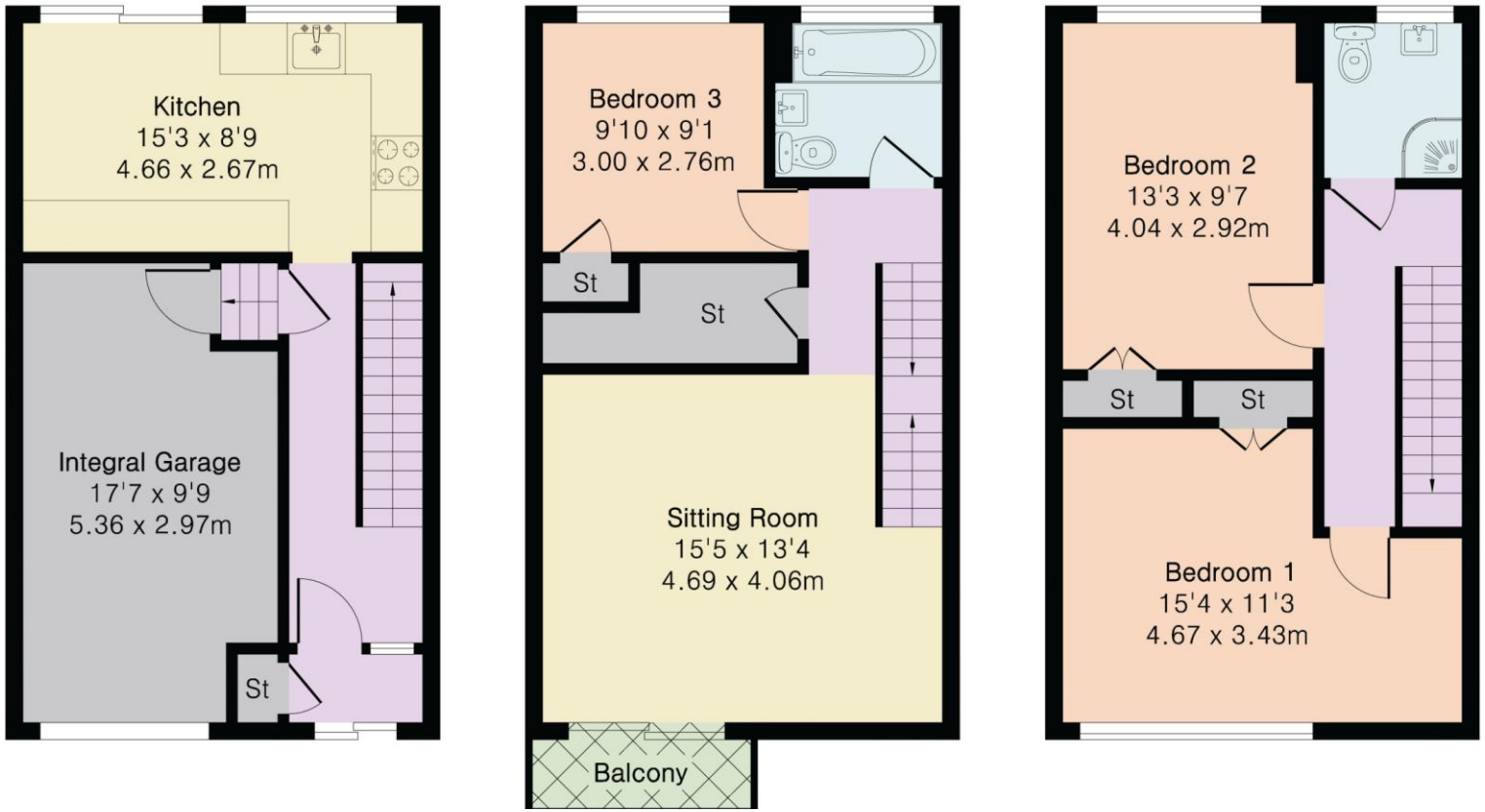




Approximate Gross Internal Area 1227 sq ft - 114 sq m
(Including Garage)

Ground Floor Area 409 sq ft – 38 sq m
First Floor Area 409 sq ft – 38 sq m
Second Floor Area 409 sq ft – 38 sq m





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.

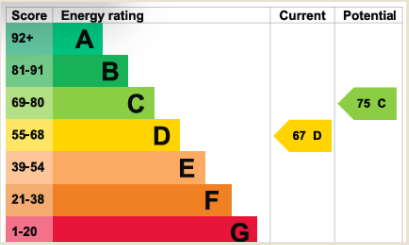
General

Services
Mains water, gas and electric with gas fired heating to radiators.

Local Authority
Horsham District Council

Council Tax
Tax band D £ 2,472.63

Tenure
£369,995 Freehold



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







