
43 Little Dippers
Pulborough
Comyn
& James
Town and Country Homes





Boasting glorious views over The Wild Brooks to the South Downs, this detached home sits in a private road well placed for shops, walks and the RSPB.

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- Glorious Views of The Downs
- 3 Bedrooms & 2 Bathrooms
- Quiet Private Road
- Convenient for Shops & Walks
- Walks to the RSPB
- No Through Private Road

Description

Overlooking the Wild Brooks at the end of a sought after no through private road, this delightful, detached house is superbly placed for walking to the village centre (6 minutes 0.3mile). Offering a well- planned layout incorporating 3 bedrooms, dressing room and 2 bathrooms, the house is ideally located for lovers of wildlife and birds with easy access to a footpath and walks.

Accommodation

Front door to:

Reception Hall : Cupboard, door to garage, electric storage heater, stairs with under stairs recess and parquet wood floor.

Cloakroom: Comprising WC and wash hand basin with parquet wood floor.

Kitchen : Comprising wall and base units with drawers and spaces for washing machine, dishwasher and fridge. Tall oven housing with shelf over, range of worktops with ceramic hob and 1 and ½ bowl sink unit, tiled walls and outlook to front. Serving hatch and door to outside.

Sitting Room / Dining Room: Lovely south facing aspect with views over the garden to the Wild Brooks and South Downs. Sliding patio door to terrace, parquet wood flooring, corner wood burning stove and space for dining suite. Serving hatch, downlights and wide opening to:

Conservatory: Far reaching views over The Wild Brooks to the South Downs with doors to the garden. Insulated roof, tile effect floor.

43 Little Dippers

Pulborough, RH20 2DB

First Floor: Landing with wardrobe cupboard and boiler cupboard housing Johnson and Starley warm air boiler. Hatch to loft with ladder.

Bedroom 1: Double bedroom with glorious views over the Wild Brooks to the South Downs. Built-in bedside units and shelves with cupboards, 2 light points and television point. Through to:

Dressing Room: Space for wardrobes, built-in single and double wardrobe and down lights. Door to:

En-suite Shower Room: Comprising WC, wash hand basin with vanity unit and shower enclosure. Light point and tile effect flooring.

Bedroom 2: double guest bedroom with far reaching views over the Wild Brooks to the South Downs. Double wardrobe and light point.

Bedroom 3: Single bedroom with decorative wallpaper and light point.

Bathroom: Comprising suite of bath with wash hand basin and WC. Linen cupboard.

Outside

Garage: Integral single garage with light and power and internal door. Outside bin cupboard and electric charging point.

Parking: To the front is a wide paved driveway flanked by a decorative bed with side gate to the rear.

Garden: The garden at the rear is on 2 levels with an upper paved seating area with steps leading down to a wider paved sun terrace flanked by borders. The garden faces south and boasts magnificent views over the Wild Brooks to the South Downs.

Situation: The property lies at the very end of a highly regarded no through private lane within 0.3 miles of the centre of the village with its range of local shops, library, village hall, café and pub. Pulborough boasts a mainline station to Gatwick and London (Victoria) as well as bus routes and superb road links north, east, south and west.

Flood Risk: According to Gov.uk flood website there is a medium risk of flooding and a high risk from 2036 to 2069. However, the property is in fact above the Brooks and a member of Comyn and James lives in the road and can advise. There is a low risk of surface water and it is not designated a groundwater alert area.

Broadband: According to Ofcom website checker there is standard and superfast to cabinet up to 76mbps. Residents have been notified fibre is being put in this year.

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

Covenants: Please inquire with the agents for any further information or if you have any specific questions.

Private Road: Little Dippers is a private road with a residents' association. An annual fee is payable - £

CJ 24/7/26







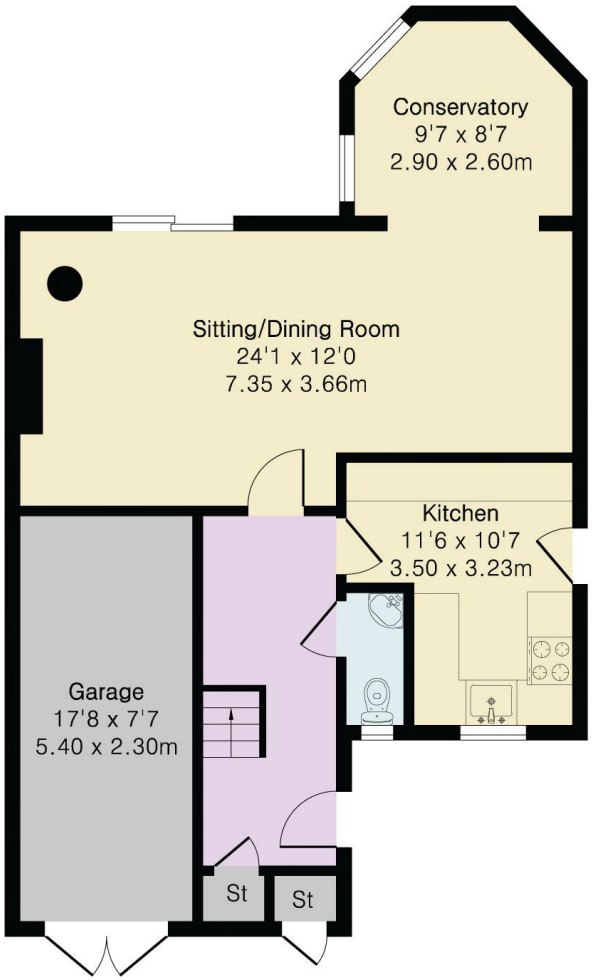




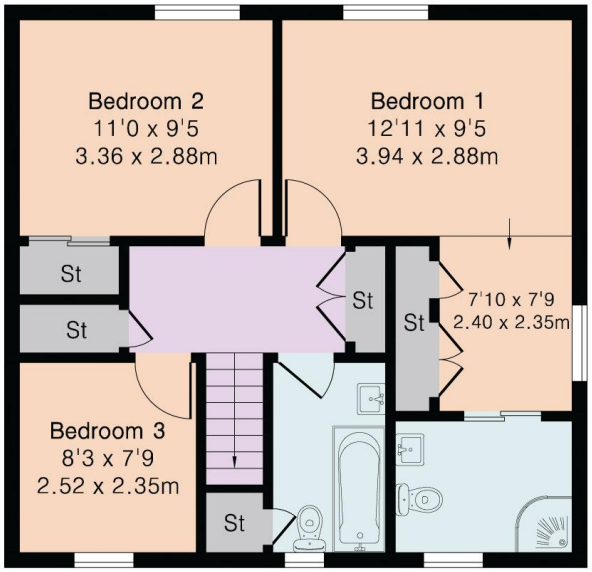


Approximate Gross Internal Area 1135 sq ft - 105 sq m
(Excluding Garage)

Ground Floor Area 574 sq ft – 53 sq m
First Floor Area 561 sq ft – 52 sq m
Garage Area 134 sq ft – 12 sq m



Ground Floor



First Floor

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, drainage and electricity.
Ducted warm air heating

Local Authority

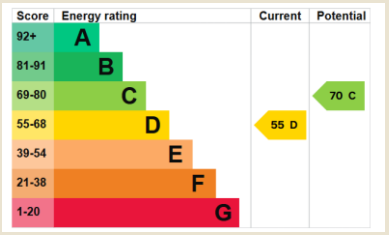
Horsham District Council

Council Tax

Tax Band E- £3,022.10

Tenure

Price Range £450,000 to £475,000



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