15 New Place Road

Pulborough RH20 2JD







A well presented, 3 bedroom semi-detached house featuring an enlarged kitchen, conservatory and utility room – well placed for school, shops & walks.

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- 3 Bedrooms
- Enlarged Kitchen
- Conservatory & WC/Utility Room
- Hard Landscaped Garden
- Parking for 2 Cars
- Convenient for Shops & School
- No Ongoing Chain
- Probate Awaited

Description

Conveniently located for access to the primary school, Tesco's, medical centre and recreation ground, this is a delightful 3 bedroom semi-detached home with well- planned family accommodation. Boasting an enlarged kitchen, conservatory and a large cloakroom / utility room, the property is well presented with a charming, hard landscaped garden.

Accommodation

Front door to:

Porch: Wood effect flooring, space for coats and shoes. Door to:

Sitting Room / Dining Room: Large formal reception area with dual aspect and door to conservatory. Dining area with partial partition with shelves and cupboard leading to a generous sitting area. 2 Radiators, television point, stairs to first floor and under stairs cupboard. Doors to:

Sun Room: Delightful conservatory with outlook and door to garden and terrace. Radiator and door to:

Cloakroom/Utility Area: Useful space with WC, wash hand basin and plumbing for washing machine. Scope possibly as a shower room.

Kitchen: Good sized kitchen comprising matching range of wall and base units with drawers finished with Shaker style door fronts. Built-in oven and dishwasher, spaces for fridge and freezer, tall oven housing with eyelevel double oven. Excellent range of work tops in solid wood with ceramic hob and enamel single bowl sink unit. Tile floor, part tiled walls, radiator and space for small breakfast table.

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First Floor: Landing with hatch to loft, boiler and airing cupboards.

Bedroom: Double bedroom with built-in wardrobe, light point and radiator. Outlook to garden.

Bedroom: Double bedroom with built-in wardrobe, light point and radiator.

Bedroom: Single bedroom with light point and radiator.

Bathroom: Corner bath with mixer tap and shower attachment, wall shower, WC and wash hand basin. Tiled walls and ladder radiator, shaver point.

Outside

Parking*:* To the front of the house is a wide paved driveway for parking. Side bin store and gate to rear.

Garden: The garden at the rear has been hard landscaped for ease of maintenance and features a split- level Indian stone terrace with garden shed and well screened borders. The whole is fenced with a side access and gate leading to the front.

Situation: The property lies within several hundred yards of the primary school and recreation ground and 0.3 miles of Tesco's and the medical centre.

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. It is not in a designated groundwater alert area.

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

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

Covenants: Please inquire with the agents if you have any specific questions on anything which might affect a decision to purchase.

Note: There are solar panels which are leased on a 25year lease from 2011. Comyn and James have not been able to ascertain if planning or building regs were required or obtained for the conservatory or washroom. CJ amended 9/9/26



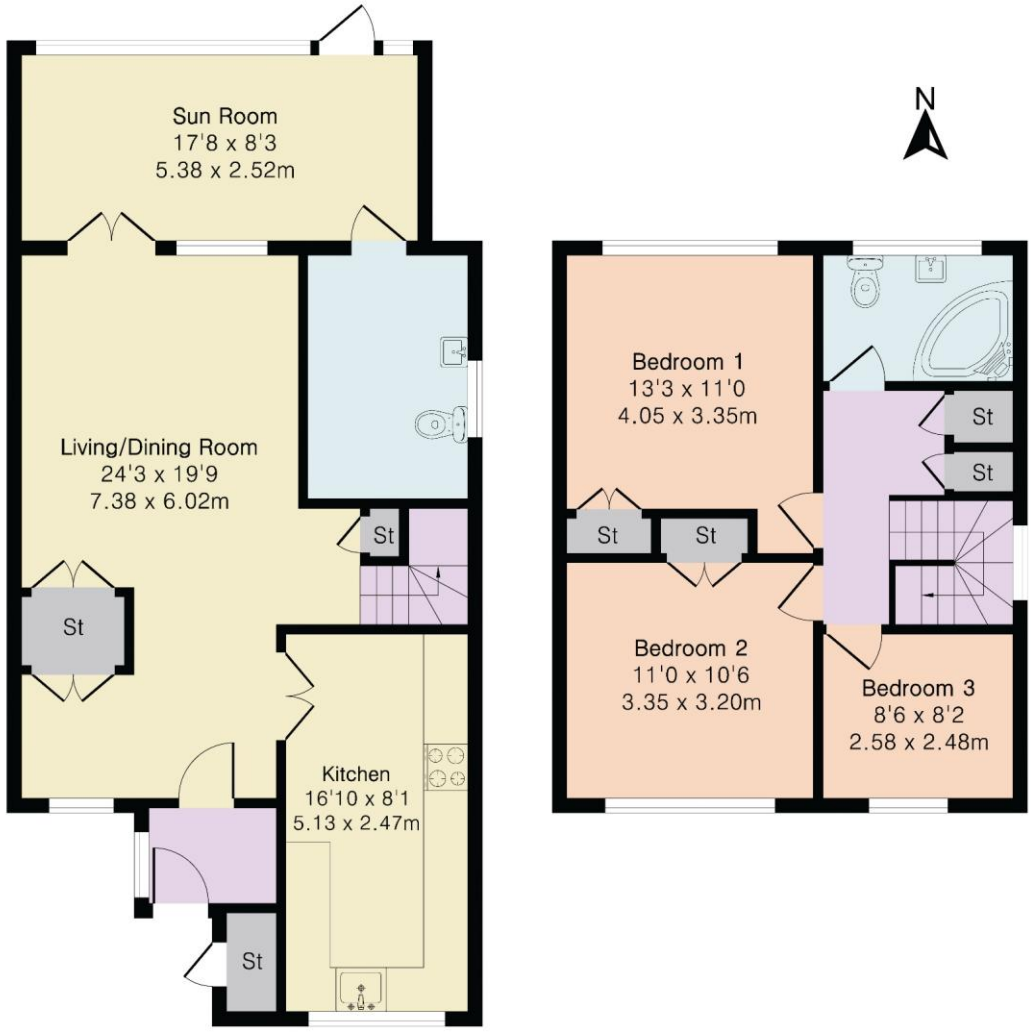




Approximate Gross Internal Area 1238 sq ft - 115 sq m

Ground Floor Area 757 sq ft – 70 sq m

First Floor Area 481 sq ft – 45 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.

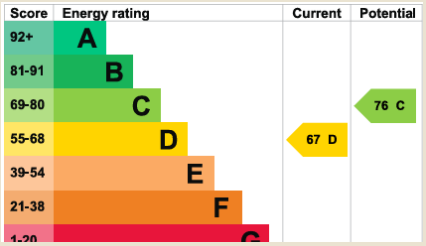
General

Services
Mains water gas and electricity with gas fired heating solar panels and mains drainage.

Local Authority
Horsham District Council

Council Tax
Tax Band D £ 2,472.63

Tenure
£375,000 Freehold



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