



86 Lower Street | Pulborough | West Sussex | RH20 2DW





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£725,000

An immaculately presented four bedroom detached home, located in this superb elevated position offering views towards the South Downs National Park and Pulborough RSPB Wildbrooks. Internally, the accommodation extends to 1755sqft occupying spacious reception hall with oak flooring, ground floor cloakroom, sitting room, superb open plan kitchen/dining/day room with integrated appliances, utility room, en-suite to main bedroom with Juliet balcony and walk-in wardrobe area, en-suite to bedroom two and a family bathroom. Outside, there is driveway parking leading to a detached double garage and landscaped gardens to two sides of the property with a large stone terrace.

- Immaculate detached Home
- Four Bedrooms
- Integrated appliances
- Family Bathroom
- Superb elevated position
- Spacious Reception Hall
- Underfloor Heating
- Attractive Gardens and Terrace
- Views towards the South Downs
- Sitting Room
- Utility Room
- Detached Double Garage
- Accommodation extending to 1755sqft
- Superb open plan Kitchen/Dining/Day Room
- En-suite to Main & Bedroom 2
- Off-road Parking

Entrance Double glazed door to:

Reception Hall Oak flooring with underfloor heating.

Ground Floor Cloakroom Push flow w.c., wash hand basin.

Dual Aspect Sitting Room 20' 8" x 12' 8" (6.3m x 3.86m) Double glazed windows, underfloor heating, understairs storage cupboard.

Open Plan Kitchen/Dining Room/Day Room

Kitchen Area 14' 9" x 12' 7" (4.5m x 3.84m) Extensive range of wall and base units with integrated appliances comprising: fridge/freezer, dishwasher, wine cooler, fan assisted electric oven with 'Neff' induction hob with extractor over, marble working surfaces with inset one and a half bowl single drainer sink unit with swan neck mixer tap, central breakfast island with under-seating and storage cupboards, integrated appliances with microwave, oak flooring.

Dining Room/Day Room Area 20' 3" x 10' 10" (6.17m x 3.3m) Triple aspect room, oak flooring with underfloor heating, sliding double glazed French doors leading to terrace and gardens.

Utility Room 7' 8" x 5' 4" (2.34m x 1.63m) Single drainer sink unit with mixer tap, marble working surfaces, built-in

storage cupboards, space and plumbing for washing machine, built-in storage shelving, underfloor heating.

Stairs to:

First Floor Landing Oak and glass balustrade, access to loft space, shelved linen cupboard housing pressurised cylinder.

Main Bedroom 11' 6" x 10' 10" minimum" (3.51m x 3.3m) Beautiful views towards the South Downs National Park, double glazed wrought iron Juliet balcony, radiator, walk-through dressing area with set of sliding mirrored wardrobe cupboards, door to:

En-Suite Shower Room Semi-circular shower with w.c., wall-mounted wash hand basin, extractor fan.

Bedroom Two 12' 1" maximum" x 8' 5" minimum" (3.68m x 2.57m) Dual aspect double glazed windows, radiator, double glazed windows, door to:

En-Suite Shower Room Built-in double shower with fitted independent shower unit, w.c., wall-mounted wash hand basin, underfloor heating, extractor fan.

Bedroom Three 12' 8" x 8' 1" (3.86m x 2.46m) Radiator, double glazed windows, views towards the South Downs.

Bedroom Four 10' 7" x 8' 4" (3.23m x 2.54m) Dual aspect double glazed windows, radiator, walk-in cloaks and storage cupboard.

Family Bathroom Panelled bath with folding glass and chrome screen with fitted independent shower unit, heated chrome towel rail, wall-mounted wash hand basin, extractor fan.

Outside

Gardens Being predominantly to the side and front of the property with shaped lawned areas, screened by hedging with stone paved pathways, large stone terrace with rear paved walkway towards the rear of the property.

Parking Tarmac parking area for two to three vehicles, leading to:

Detached Double Garage 19' 5" x 17' 5" (5.92m x 5.31m) Twin fibreglass up and over doors, power and water, outside lighting.

EPC Rating: Band B.





Lower Street, Pulborough, RH20

Approximate Area = 1755 sq ft / 163 sq m
 Garage = 341 sq ft / 31.6 sq m
 Total = 2096 sq ft / 194.7 sq m
 For identification only - Not to scale



"We'll make you feel at home..."



Managing Director:
 Marcel Hoad

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